

**2. BLOOMLAND CORP. & GARCEN CORP.**  
**(Applicant)**

**02-1-CZ13-1 (01-391)**  
**Area 13/District 8**  
**Hearing Date: 7/11/02**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If yes, who are the interested parties?: Safeguard Storage Properties, LLC.

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1958	Henry Freeman	- Zone change from AU to BU-1A. - Special permit for retail plant nursery.	BA	Approved
1998	Reismant Reuitz	Variance on signs.	CZAB-13	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO KENDALL OFFICE

## ENFORCEMENT HISTORY

Bloomland Corp. & Garcen Corp.

APPLICANT

East side of S Dixie Hwy, North of  
Theo. SW 172 St.

ADDRESS

7/11/02

DATE

01-391

HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

6/12/2002

No prior open cases. An inspection revealed overgrowth on the property in violation of Chapter 19. A Civil Violation Notice (CVN) #796979 has been issued. Case number 200202004381.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Bloomland Corp. & Garcen Corp.

**PH:** Z01-391 (02-1-CZ13-1)

**SECTION:** 33-55-40

**DATE:** July 11, 2002

**COMMISSION DISTRICT:** 8

**ITEM NO.:** 2

=====

**A. INTRODUCTION**

o **REQUESTS:**

HERITAGE SQUARE CONDOMINIMUM ASSOCIATION is appealing the decision of Community Zoning Appeals Board #13 on BLOOMLAND CORP. & GARCEN CORP. which approved the following:

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.

Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the applicant to develop the site with a self-service storage facility.

o **LOCATION:**

Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida.

o **SIZE:** 2.04 acres.

o **IMPACT:**

The approval of this request will allow the applicant to provide a service to the community by operating a four-story self-service storage facility. This application will bring additional traffic and noise into the neighborhood.

**B. ZONING HEARING HISTORY:**

In 1958, Resolution BA-11458-58 approved a zone change from AU to BU-1A and a Special Permit was also granted that allowed a retail plant nursery to operate on this site. In 1984, the Zoning Appeals Board (ZAB) granted a variance for signs on this site (4ZAB-392-84).

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-1A; vacant	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-1A; shopping center	Business and Office
SOUTH: RU-4A; 4-story apartment building	Business and Office
EAST: RU-3M; apartments	Residential, 2.6 to 6.0 d.u.a.
WEST: BU-3; Auto Nation used car sales	Business and Office

The subject parcel is located on the east side of the northbound lane of South Dixie Highway in the Perrine area of south Miami-Dade County. This commercial area maintains a myriad of businesses ranging from used car sales lots to restaurants. There is residential development to the east and a four-story apartment complex to the south.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water and sewer, solid waste, disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

**H. ANALYSIS:**

Heritage Square Condominium Association is appealing the March 6, 2002 decision of the Community Zoning Appeals Board-13 on Bloomland Corp. & Garcen Corp. which approved this application with conditions by a vote of 3-1.

The subject property is located on the east side of the northbound lane of South Dixie Highway and north of theoretical S.W. 172 Street and is the former location of Natureland Nursery. The plans submitted by the applicant depict a four story, 64,000 sq. ft. self-service storage building located on the southeast portion of the property with parking provided to the north and west of the proposed building. Ingress and egress is provided from South Dixie Highway. The plans depict a proposed 6' high CBS wall along the east and south property lines where the subject property abuts residentially zoned property and landscaping is provided throughout the site.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM


conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. This application will generate an additional 59 p.m. daily peak hour vehicle trips to this area. However, said trips will not exceed the acceptable Level of Service (LOS) on the area roadways which are currently at LOS "B," "C," and "D." The Cutler Ridge District of the Miami-Dade Police Department serves this area. In March 2002, that District had an average emergency response time of 4.6 minutes.

This application will allow the applicant to provide a service to the community by operating a four-story self-service storage facility. The use proposed will be **consistent** with the Business and Office designation of this site by the Master Plan and will be **compatible** with other commercial ventures along South Dixie Highway. The submitted plans provide a 6' high wall along the east and south property lines, a 60' wide extensively landscaped area to the east of the proposed building, and an approximately 43' wide extensively landscaped area to the south of the proposed building which will significantly buffer the proposed use from the adjacent residential uses to the east and south. The submitted site plan is well designed and with the aforementioned additional landscaping and wall, will be **compatible** with the surrounding area, including the adjacent residential uses. Notwithstanding, staff notes that the Third District Court of Appeals has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing, and modifications of conditions and covenants. The County Attorney's Office is seeking a review of the decision in the Florida Supreme Court. While the case is pending, the decision is in effect and binding on all parties. Its impact is to suspend consideration of zoning applications for most special exceptions, unusual uses, non-use variances, and modification of conditions and covenants. As such, staff recommends that this application be deferred.

H. **RECOMMENDATION:** Deferral.

I. **CONDITIONS:** None.

**DATE INSPECTED:** 12/17/01  
**DATE TYPED:** 12/31/01  
**DATE REVISED:** 02/01/02; 02/15/02; 06/14/02  
**DATE FINALIZED:** 06/27/02  
DO'QW:AJT:MTF:REM:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: November 30, 2001

SUBJECT: C-13 #Z2001000391  
Bloomland Corporation & Garcen  
Corporation  
17171 S. Dixie Highway  
SE to Permit a Self-Storage Facility  
and NUV of Height Requirements  
(BU-1A)(2.04 Ac.)  
33-55-14

**RECEIVED**  
DEC 05 2001

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 220 feet from the site. Based on the proposed request, the subject property is within feasible distance for connection to the public sanitary sewer system; therefore, DERM shall require that any development on the site be connected to public sanitary sewers in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the underlying zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the existing zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water



Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z  
Maria T. Fojo, Zoning Evaluation-P&Z  
Greg Adkins, Planning Division-P&Z  
Lynn Talleda, Zoning Hearings- P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Bloomland Corp. & Garcen Corp.

This Department has no objections to this application subject to the following:

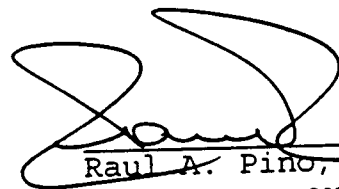
Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Driveway to US-1 must meet current F.D.O.T. access management requirements, contact the district office at 470-5367 for driveway and drainage permits.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 59 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-332	S. Dixie Hwy. s/o SW 152 Ave.	C	C
9866	SW 168 St. w/o SW 87 Ave.	D	D
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9868	SW 168 St. w/o US-1	B	B
F-1114	SW 186 St. w/o US-1	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
\_\_\_\_\_  
Raul A. Pino, P.L.S.  
JAN. 08 2002  
\_\_\_\_\_  
Date

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY gpf AMOUNT OF FEE \$399.00

RECEIPT # 1200202511

DATE HEARD: 03/06/02

BY CZAB # 13

RECEIVED  
MAR 25 2002

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY gpf

DATE RECEIVED STAMP

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 201-0391

Filed in the name of (Applicant) BLOOMLAND CORP. & GARGEN CORP

Name of Appellant, if other than applicant HERITAGE SQUARE ASSOCIATION, INC.

Address/Location of APPELLANT'S property: P.O. Box 571140

MIAMI, FLORIDA 33257

Application, or part of Application being Appealed (Explanation): RESOLUTION No.

CZAB13-2-02; SPECIAL EXCEPTION TO PERMIT A SELF-  
SERVICE STORAGE FACILITY

Appellant (name): HERITAGE SQUARE ASSOCIATION, INC.  
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

SEE ATTACHED "EXHIBIT I"

APPELLANT MUST SIGN THIS PAGE

Date: 14 day of March, year: 2002

Signed

B. J. Lehr VICE-CHAIR  
BONNIE J. LEHR

Print Name

17180 S.W. 94 AVE #701

Mailing Address

305-251-5026

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

HERITAGE SQUARE COND. ASSOC.

Representing

B. J. Lehr

Signature

BONNIE J. LEHR

Print Name

P.O. Box 471140

Address

MIAMI

City

FL.

State

33257-1140

Zip

(305) 255-7838

Telephone Number

Subscribed and Sworn to before me on the 14 day of March, year 2002

[Signature]  
Notary Public



James G. Jean-Francois  
Commission # DD 061732  
Expires Oct. 1, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING  
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Dade

Before me the undersigned authority, personally appeared BONNIE J. LEHR  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing  
☐ 2. Original Applicant  
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,  
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

[Signature]  
Signature

LAINE S. ROEMER  
Print Name

[Signature]  
Signature

DAN SARAH-GULIAN  
Print Name

[Signature] (Vice-Chair)  
Appellant's signature

BONNIE J. LEHR  
Print Name

Sworn to and subscribed before me on the 14 day of March, year 2002

Appellant is personally know to me or has produced \_\_\_\_\_ as  
identification.



James G. Jean-Francois  
Commission # DD061732  
Expires Oct. 1, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

[Signature]  
Notary  
(Stamp/Seal)

Commission Expires:

## Exhibit I

### **The Grounds for Reversal of the Ruling of the Community Zoning Appeals Board**

1. **Notice/Public Hearing:** Applicant and the County violated **Section 33.310**, by not providing the prerequisite notice of public hearing to the Association members.
2. **Authority and Duties:** The Board failed in its duty to promote health, safety, morals, convenience and the general welfare and to give due consideration to the impairment of light and air to the Association residents in violation of **Section 33.311**.
3. **Impact on the Association:** The impact of the decision on the Association and its residents will be unduly burdensome environmentally and economically in violation of **Section 33.314 (D) &(E)**.
4. **The Zoning Board Decision Voidable:** The Community Zoning Appeals Board's resolution is voidable pursuant to **Section 33.312** which states:

Any member who has a special financial interest, direct or indirect, in any matter shall make that interest known and shall abstain from participation therein in any manner. Willful violation of this provision shall constitute malfeasance in office and shall render the action voidable by the Board of County Commissioners.

5. **Constitutionality of the Board's Resolution:** The constitutionality of the Community Zoning Appeals Board Resolution is hereby challenged in light of the 3<sup>rd</sup> DCA ruling in Miami-Dade v. Omnipoint Holdings, in which the court recognized the lack of "objective criteria" by the Community Zoning Appeals Boards, leading to arbitrary decisions that violate constitutional guarantees of fairness.
6. **Taking:** The board's resolution does invoke rights under the Fifth Amendment Taking Clause and possible violation of Florida Property Rights law pertaining to the inordinate burden on the Association's property.

**RESOLUTION NO. CZAB13-2-02**

**WHEREAS, BLOOMLAND CORP. & GARCEN CORP.** applied for the following:

- (1) **SPECIAL EXCEPTION** to permit a self-service storage facility.
- (2) **NON-USE VARIANCE OF ZONING REGULATIONS** to permit a proposed building with a height of 60' and 5 stories (45' and 4 stories permitted).
- (3) **NON-USE VARIANCE OF FLOOR AREA RATIO REQUIREMENTS** to permit a floor area ratio of .844 (.84 permitted).

Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** Lot 2, Block 1 of 170 CENTER SUBDIVISION, Plat book 106, Page 87.

**LOCATION:** Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and it was noted that the applicant had previously submitted revised plans within the scope of the advertisement entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received March 1, 2002 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received March 1, 2002; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 2/28/02 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01, and at which time the applicant requested permission to withdraw non-use variance of zoning regulations (Item #2) and non-use variance of floor area ratio requirements (Item #3), and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested special exception (Item #1) would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception (Item #1) would not have an adverse impact upon the public interest and should be approved, and that the revised plan entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received March 1, 2002 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received March 1, 2002; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 2/28/02 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01 should be accepted, and that the withdrawal of non-use variance of zoning regulations (Item #2) and non-use variance of floor area ratio requirements (Item #3) should be granted, and

WHEREAS, a motion to accept the revised plans, to approve Item #1, and to grant the withdrawal of Items #2 & 3 was offered by Karen Kirby, seconded by Linda Robinson, and upon a poll of the members present, the vote was as follows:

Robert Harrison III	absent	Marsha Matson	absent
Karen Kirby	aye	John Pettit	nay
Albert J. LaVoie	absent	Linda Robinson	aye
Paula Palm		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 13, that the requested special exception (Item #1) be and the same is hereby approved, subject to the following conditions:



1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received March 1, 2002 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received March 1, 2002; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 2/28/02 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant provide a minimum 25' wide landscape strip along the east and south property lines. Said strip shall consist of a staggered double row of trees, 25' off-center and with a minimum height of 16' to 18' at time of plating, and a continuous hedge, at least 3' high at the time of planting, that will grow to a height of 6'. The aforementioned shall be installed prior to the issuance of a Certificate of Use and Occupancy.
6. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions
7. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management as contained in their memorandum pertaining to this application.
8. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their memorandum pertaining to this application.
9. That the hours of operation shall be between 8:30AM and 6:00PM, Monday through Saturday inclusive and between 10:00AM and 2:00PM, Sunday only.
10. That no hazardous or flammable material be stored on the premises.

*BE IT FURTHER RESOLVED* that the request to withdraw non-use variance of zoning regulations (Item #2) and non-use variance of floor area ratio requirements (Item #3) be and the same are hereby granted and said Item is hereby withdrawn without prejudice.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

*PASSED AND ADOPTED* this 6th day of March, 2002.

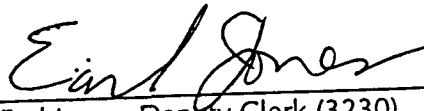
Hearing No. 02-1-CZ13-1  
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

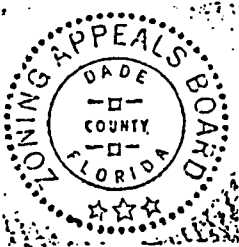
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 13, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB13-2-02 adopted by said Community Zoning Appeals Board at its meeting held on the 6<sup>th</sup> day of March, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this 20<sup>th</sup> day of March, 2002.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL



MIAMI-DADE FIRE RESCUE DEPARTMENT  
ZONING COMMENTS

e-13

e-13

Hearing Number: 01-391 Service Impact: ☒ Yes ☐ No

Location: 17171 S. Dixie Hwy.

Recommendation: No objection ☐  
No objection with condition(s) ☒ *please see below*  
Denial ☐  
No comment ☐

Comments: \_\_\_\_\_

Estimated number of alarms generated annually by application: 4

If there is an impact, below is the service availability:

Station District 50 Grid 214B DUSF 75,000 Occupancy Type 6  
*SELF-STORAGE*

Impact of additional calls on closest station: ☒ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
_____	_____	_____

**ACCESS:**

Description of Concern(s):

- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.
- ☒ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
- ☒ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
- ☒ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

**OTHER CONCERN(S):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 31, 2002  
Revised 8/20/01

22

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Bloomland Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
Muriel Revitz	100%
1309 De LA Garza Place, Villages, FL 32159	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	<u>Percentage of Stock</u>
<u>NAME AND ADDRESS</u>	

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Bloomland Corporation

Signature: \_\_\_\_\_

(Applicant) Joseph B. Reisman, Esq.

Attorney

Sworn to and subscribed before me,  
this 6 day of November, 2001

Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

(SEAL)



Virginia T Almaguer-Delacorda  
My Commission DD034284  
Expires June 17 2006

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Garcen Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
Stephen H. Reisman	33.33%
1001 S. Alhambra, Coral Gables, FL 33146	
Sharon D. Marcus	33.33%
10025 SW 94th Ct., Miami, FL 33176	
Laura J. Dennis	33.33%
915 Chesterfield Dr., Lower Gwynedd, PA 19002	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Safeguard Storage Properties, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
Bruce C. Rech, Jr.	75%
111 Veterans Memorial Blvd., Ste 1150	_____
Metairie, LA 70005	_____
_____	_____
Jack A. Chaney	25%
_____	_____

Date of contract: 8/29/01 \_\_\_\_\_



If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

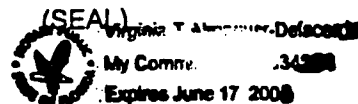
Garcen Corporation

Signature: Joseph B. Reisman, Pres.  
(Applicant) Joseph B. Reisman

Sworn to and subscribed before me,  
this 12 day of November, 2001

Notary Public, State of Florida at Large

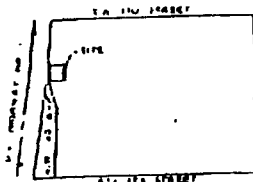
My Commission Expires: \_\_\_\_\_



\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

## SITE PLAN

RECEIVED  
2012-391  
2002



LOCATION MAP

## SITE DATA

PROJECT NAME	SAFEGUARD STORAGE	DATE	10/10/01
CLIENT	SAFEGUARD STORAGE	DESIGNER	SAFEGUARD STORAGE
LOCATION	111 VETERANS MEMORIAL BLVD. SUITE 1150	PLANNED	10/10/01
LOT AREA	10,000 SQ. FT.	ACTUAL	10,000 SQ. FT.
PERMIT AREA	10,000 SQ. FT.	PERMIT	10,000 SQ. FT.
PERMIT TYPE	SAFEGUARD STORAGE	PERMIT	10,000 SQ. FT.
PERMIT NO.	10,000	PERMIT	10,000
PERMIT DATE	10/10/01	PERMIT	10,000
PERMIT EXPIRATION	10/10/02	PERMIT	10,000
PERMIT FEE	10,000	PERMIT	10,000
PERMIT TYPE	SAFEGUARD STORAGE	PERMIT	10,000
PERMIT NO.	10,000	PERMIT	10,000
PERMIT DATE	10/10/01	PERMIT	10,000
PERMIT EXPIRATION	10/10/02	PERMIT	10,000
PERMIT FEE	10,000	PERMIT	10,000

LEVEL	FINISH	FINISH	FINISH
1ST FLOOR	10.00	10.00	10.00
2ND FLOOR	10.00	10.00	10.00
3RD FLOOR	10.00	10.00	10.00
4TH FLOOR	10.00	10.00	10.00
5TH FLOOR	10.00	10.00	10.00
6TH FLOOR	10.00	10.00	10.00
7TH FLOOR	10.00	10.00	10.00
8TH FLOOR	10.00	10.00	10.00
9TH FLOOR	10.00	10.00	10.00
10TH FLOOR	10.00	10.00	10.00

## SITE REQUIREMENTS

1. The site is located in the City of Miami, Florida, and is zoned for commercial use.
2. The site is located in the City of Miami, Florida, and is zoned for commercial use.
3. The site is located in the City of Miami, Florida, and is zoned for commercial use.
4. The site is located in the City of Miami, Florida, and is zoned for commercial use.
5. The site is located in the City of Miami, Florida, and is zoned for commercial use.
6. The site is located in the City of Miami, Florida, and is zoned for commercial use.
7. The site is located in the City of Miami, Florida, and is zoned for commercial use.
8. The site is located in the City of Miami, Florida, and is zoned for commercial use.
9. The site is located in the City of Miami, Florida, and is zoned for commercial use.
10. The site is located in the City of Miami, Florida, and is zoned for commercial use.

## LEGEND

1. SAFEGUARD STORAGE
2. SAFEGUARD STORAGE
3. SAFEGUARD STORAGE
4. SAFEGUARD STORAGE
5. SAFEGUARD STORAGE
6. SAFEGUARD STORAGE
7. SAFEGUARD STORAGE
8. SAFEGUARD STORAGE
9. SAFEGUARD STORAGE
10. SAFEGUARD STORAGE

## SPECIAL NOTES

1. SAFEGUARD STORAGE
2. SAFEGUARD STORAGE
3. SAFEGUARD STORAGE
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6. SAFEGUARD STORAGE
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9. SAFEGUARD STORAGE
10. SAFEGUARD STORAGE

ZAMORA & ASSOCIATES, INC.

ENGINEERING LAND PLANNING  
302 N. GARDEN DRIVE SUITE 302  
MIAMI, FLORIDA 33137  
(305) 375-7800

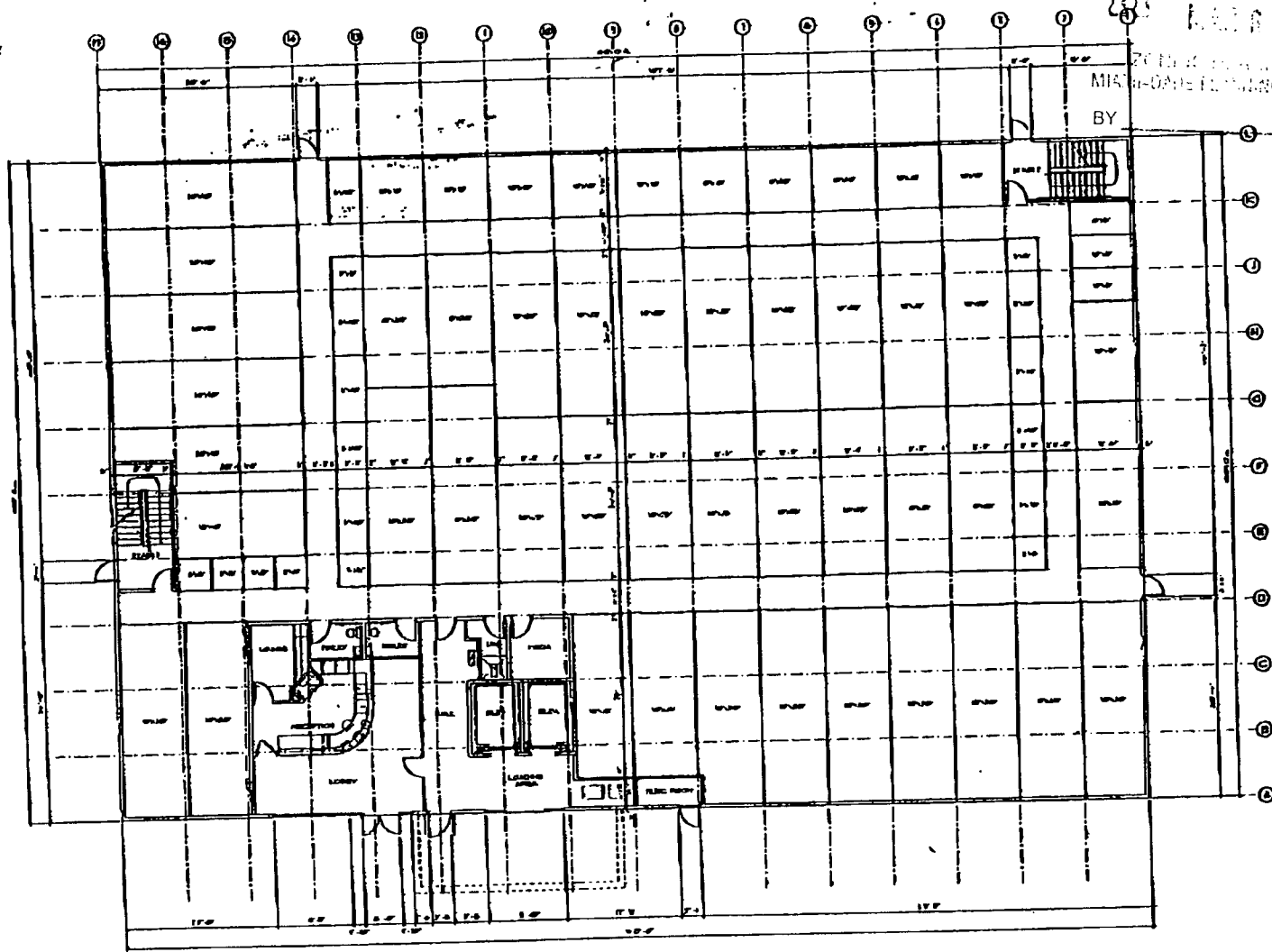
SAFEGUARD STORAGE  
U.S. 1 & S.W. 95th AVE  
MIAMI, FLORIDA

SAFEGUARD STORAGE PROPERTIES, LLC  
111 VETERANS MEMORIAL BLVD. SUITE 1150  
MIAMI, FLORIDA 33137 1308187-0000

## SITE PLAN

C-1

28



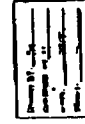
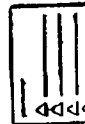
1 GROUND FLOOR PLAN  
A4



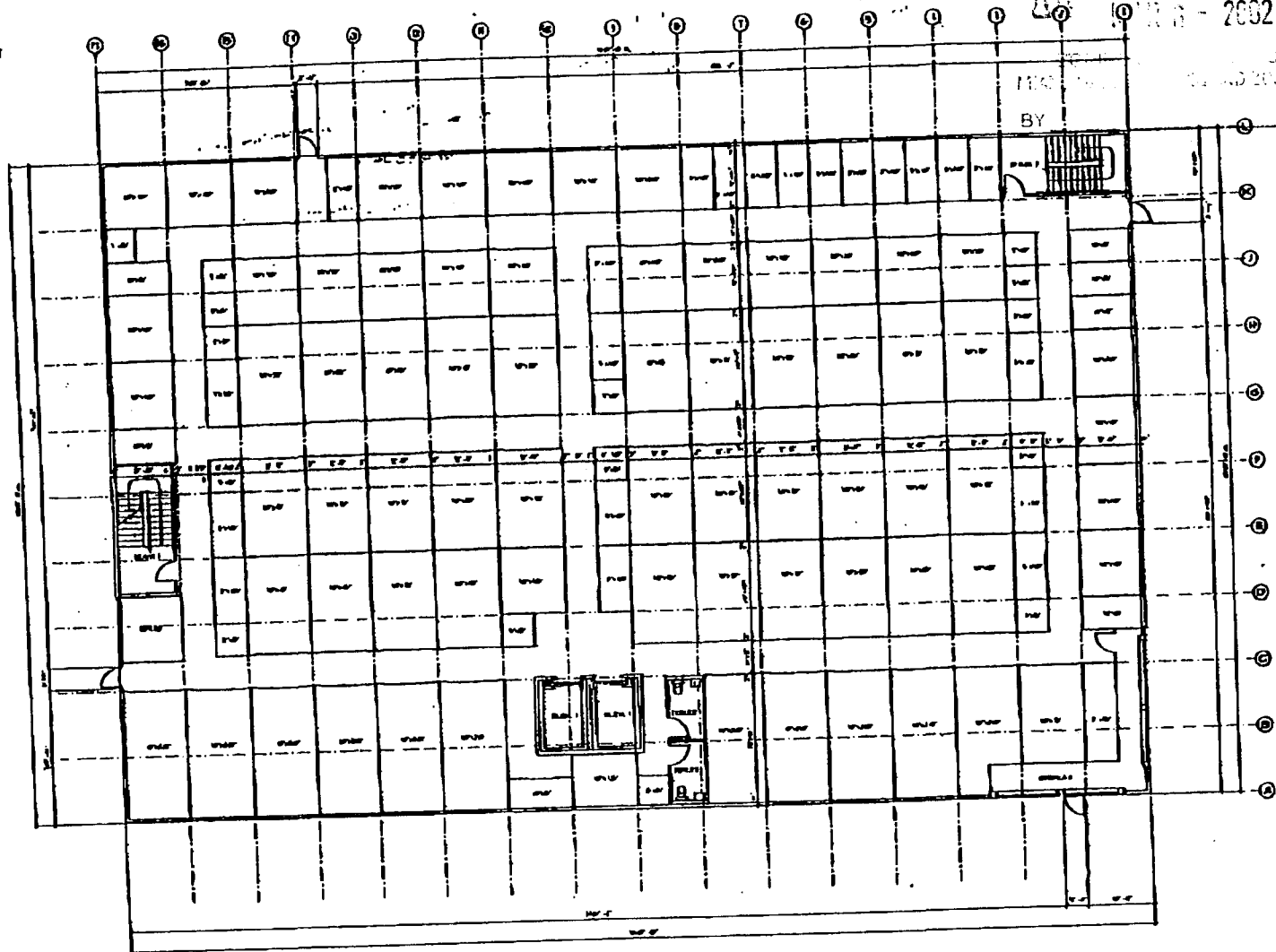
RECEIVED  
MAR 6 - 2002  
MIA  
BY

SAFARIAN SELF STORAGE  
171 SOUTH DIXIE HIGHWAY  
MIAMI, FL 33134  
PHONE: 305.261.1234

CHARLES A. CARROLL - ARCHITECT P.A.  
ONE 4531 CAMPUS BLVD. SUITE 200  
DALLAS, TEXAS 75246



A4



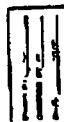
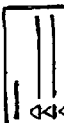
1  
AA1 SECOND FLOOR PLAN



RECENT  
MAR - 2002

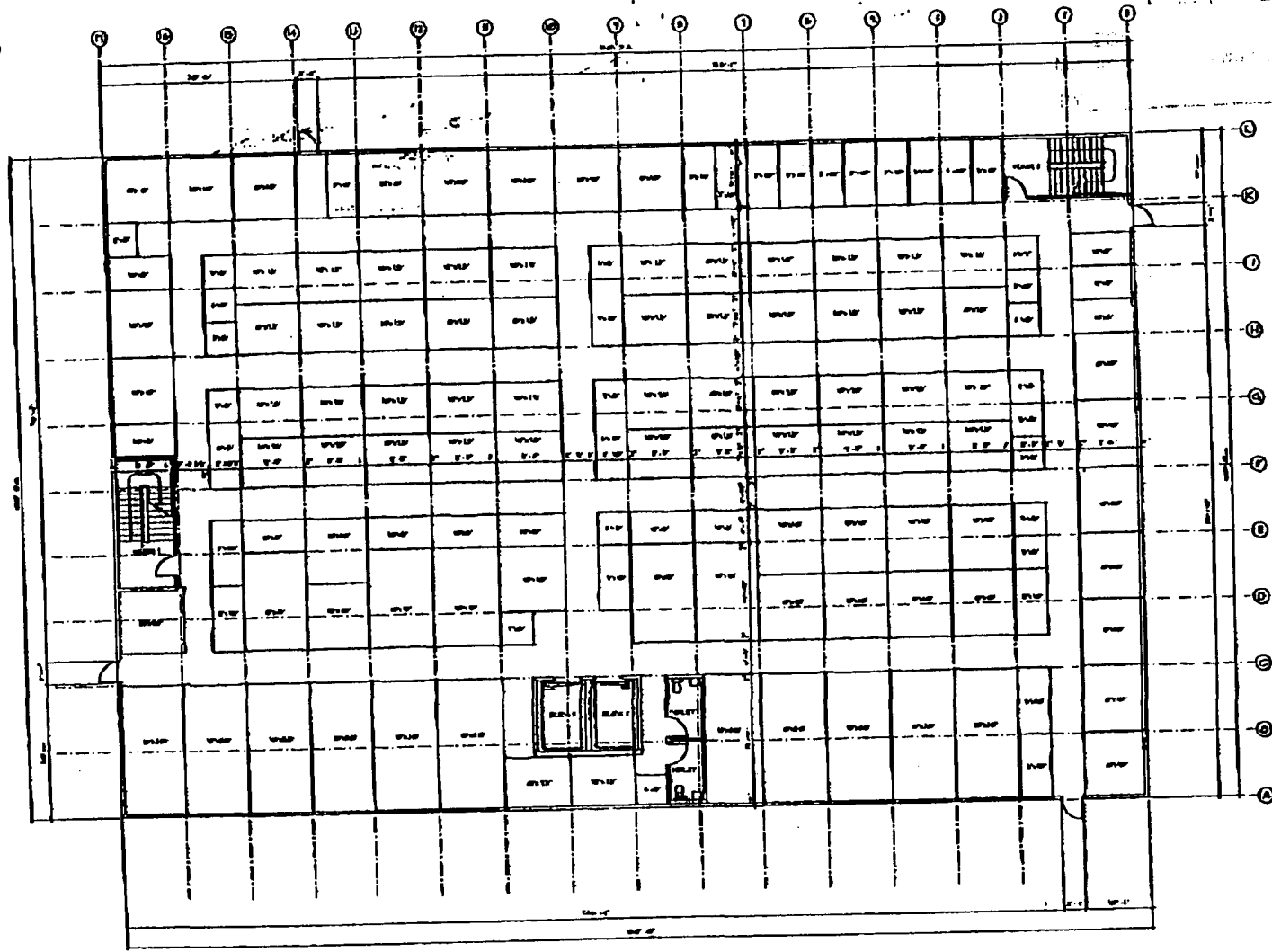
SAFETY AND SELF STORAGE  
FURNITURE AND EQUIPMENT  
FURNITURE AND EQUIPMENT

SENIOR & C. ALSON - ARCHITECT, P.A.  
ONE WEST CAMPUS ROAD, SUITE 200  
ANN ARBOR, MI 48106-1500



A4





AA

FOURTH FLOOR PLAN



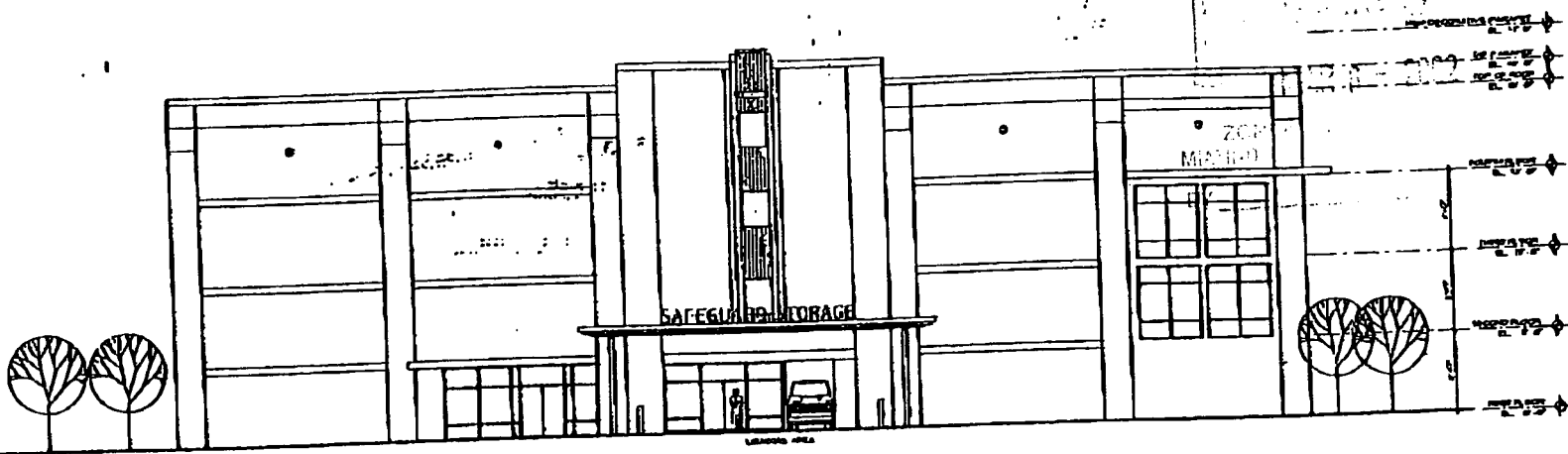
MAR 6 - 2002

SAFEGUARD SELF STORAGE  
1000 40th Street  
P.O. Box 1000

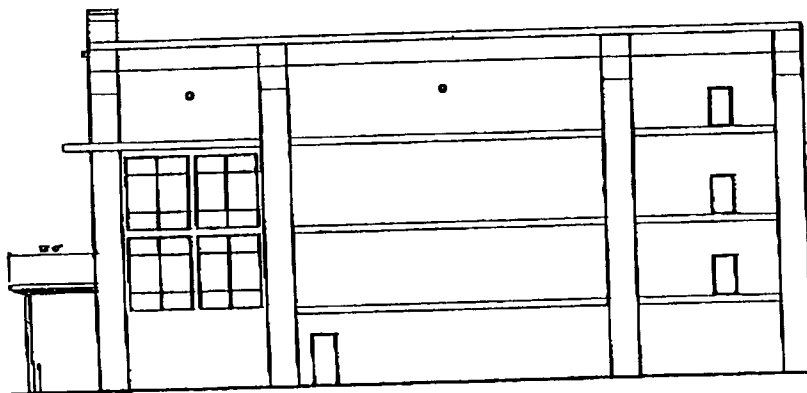
REPAIRS & CARLSON - ARCHITECT, P.A.  
ONE WEST CAMPUS BLVD. SUITE 200

DATE: 3/5/02  
BY: [Signature]

44  
P.A.



1 WEST ELEVATION  
A5



2 SOUTH ELEVATION  
A5

SAFE GUARD SELF STORAGE  
10000 BAYVIEW BLVD  
MAY, FLORIDA

KEVIN R. CARLSON - ARCHITECT P.A.  
ONE WEST CAYMAN ROAD, SUITE 100

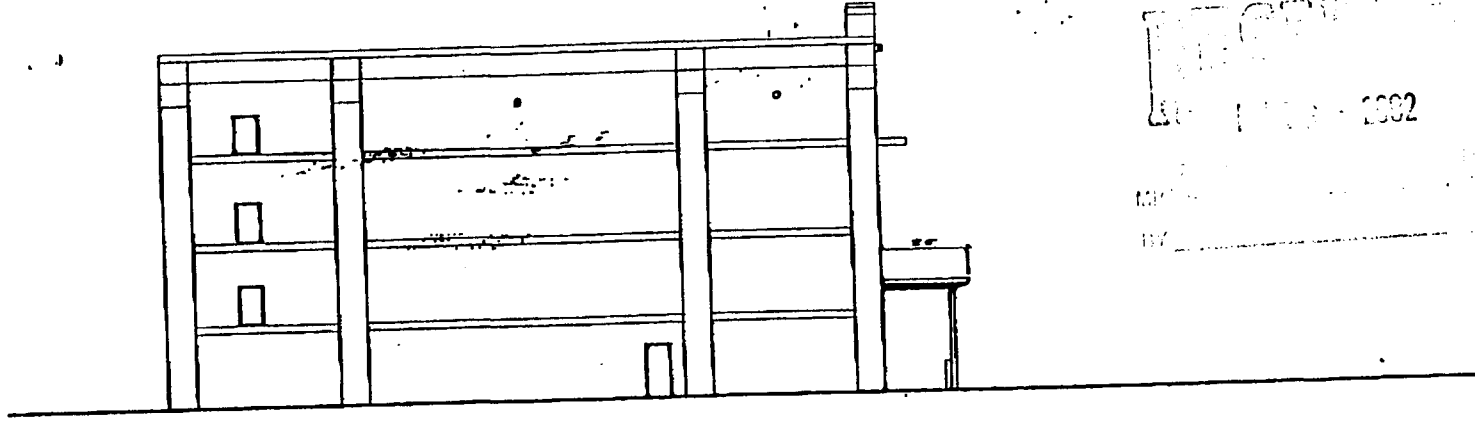
DATE: 03/05/02  
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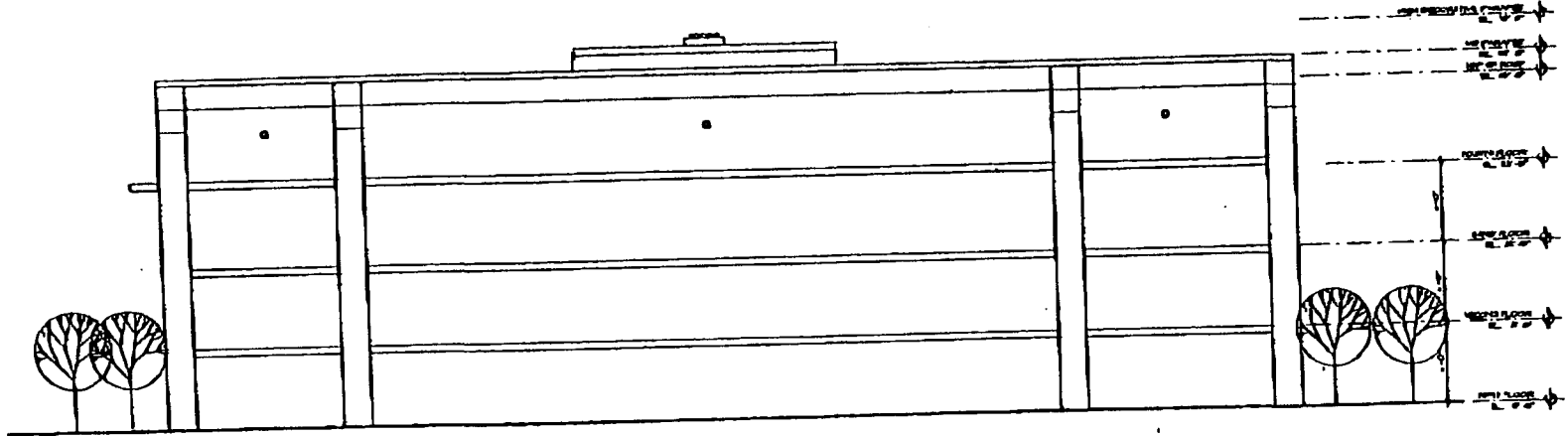
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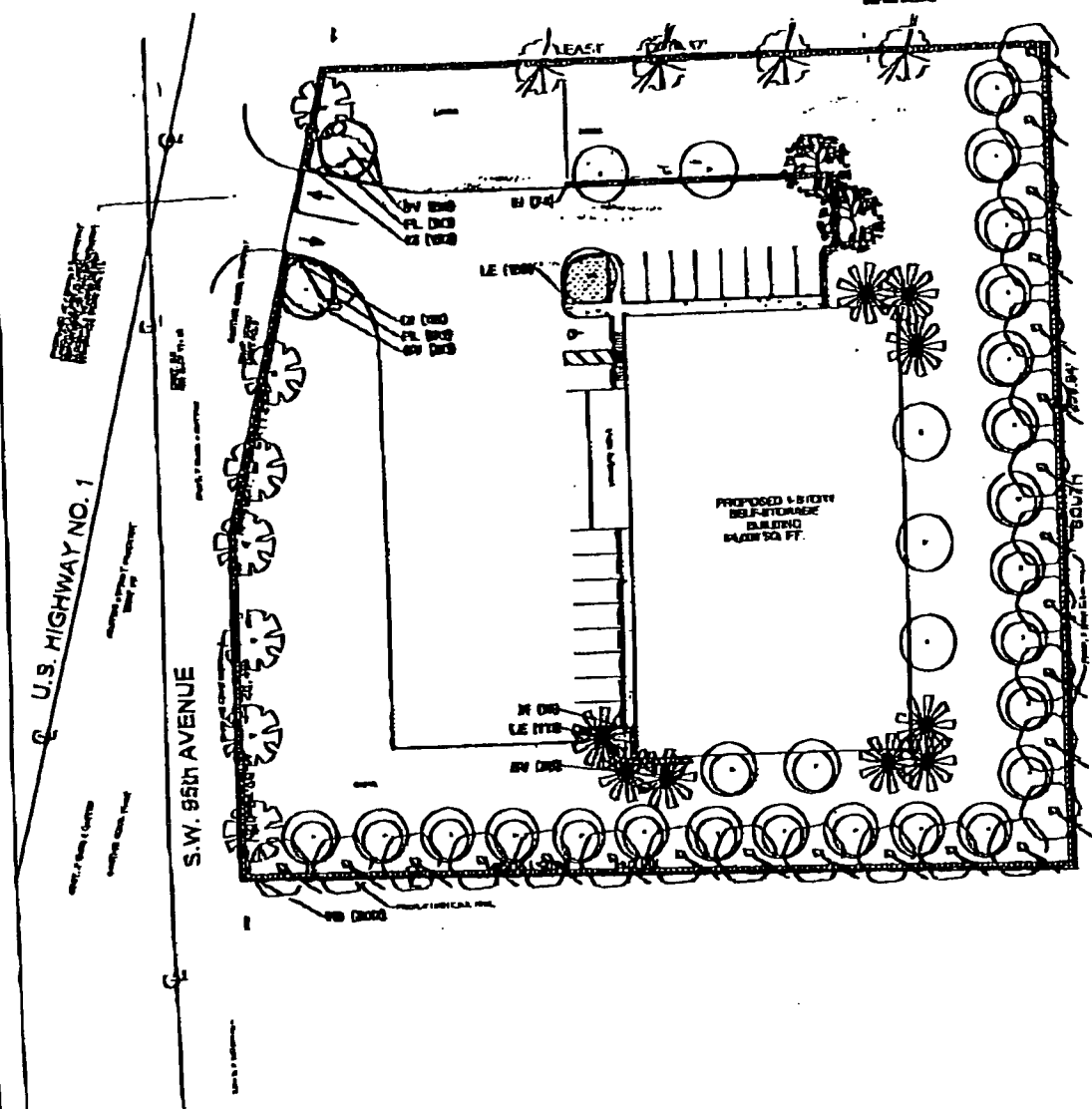


1 NORTH ELEVATION  
A51



2 EAST ELEVATION  
A51





# LANDSCAPE LIST:

QTY	SYMBOL	COMMON NAME	REMARKS
1	1	Small Tree	12' H. x 10' W. L.
1	2	Small Tree	12' H. x 10' W. L.
1	3	Small Tree	12' H. x 10' W. L.
1	4	Small Tree	12' H. x 10' W. L.
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1	96	Small Tree	12' H. x 10' W. L.
1	97	Small Tree	12' H. x 10' W. L.
1	98	Small Tree	12' H. x 10' W. L.
1	99	Small Tree	12' H. x 10' W. L.
1	100	Small Tree	12' H. x 10' W. L.

Summary of Landscaping Costs			
Item	Quantity	Unit Price	Total Price
Small Tree	100	\$10.00	\$1,000.00
Medium Tree	50	\$20.00	\$1,000.00
Large Tree	25	\$40.00	\$1,000.00
Shrub	100	\$5.00	\$500.00
Flower Bed	10	\$100.00	\$1,000.00
Grass	10,000	\$0.10	\$1,000.00
Water	10,000	\$0.10	\$1,000.00
Soil	10,000	\$0.10	\$1,000.00
Planting	100	\$10.00	\$1,000.00
Maintenance	100	\$10.00	\$1,000.00
Total			\$10,000.00

35

WITKIN  
LANDSCAPE GROUP

1000 S. 10th Ave.  
Suite 100  
Minneapolis, MN 55404  
Tel: 612.338.1111  
Fax: 612.338.1112





PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER \_\_\_\_\_

Legal description: Lot \_\_\_\_\_ Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
P.B. \_\_\_\_\_, Page \_\_\_\_\_, Development name Safeguard Storage  
Located at (address) \_\_\_\_\_

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

  
Professional Preparer's Signature

Seal:

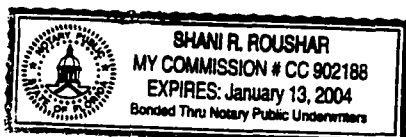
Andrew Witkin  
License #889


STATE OF FLORIDA  
COUNTY OF DADE

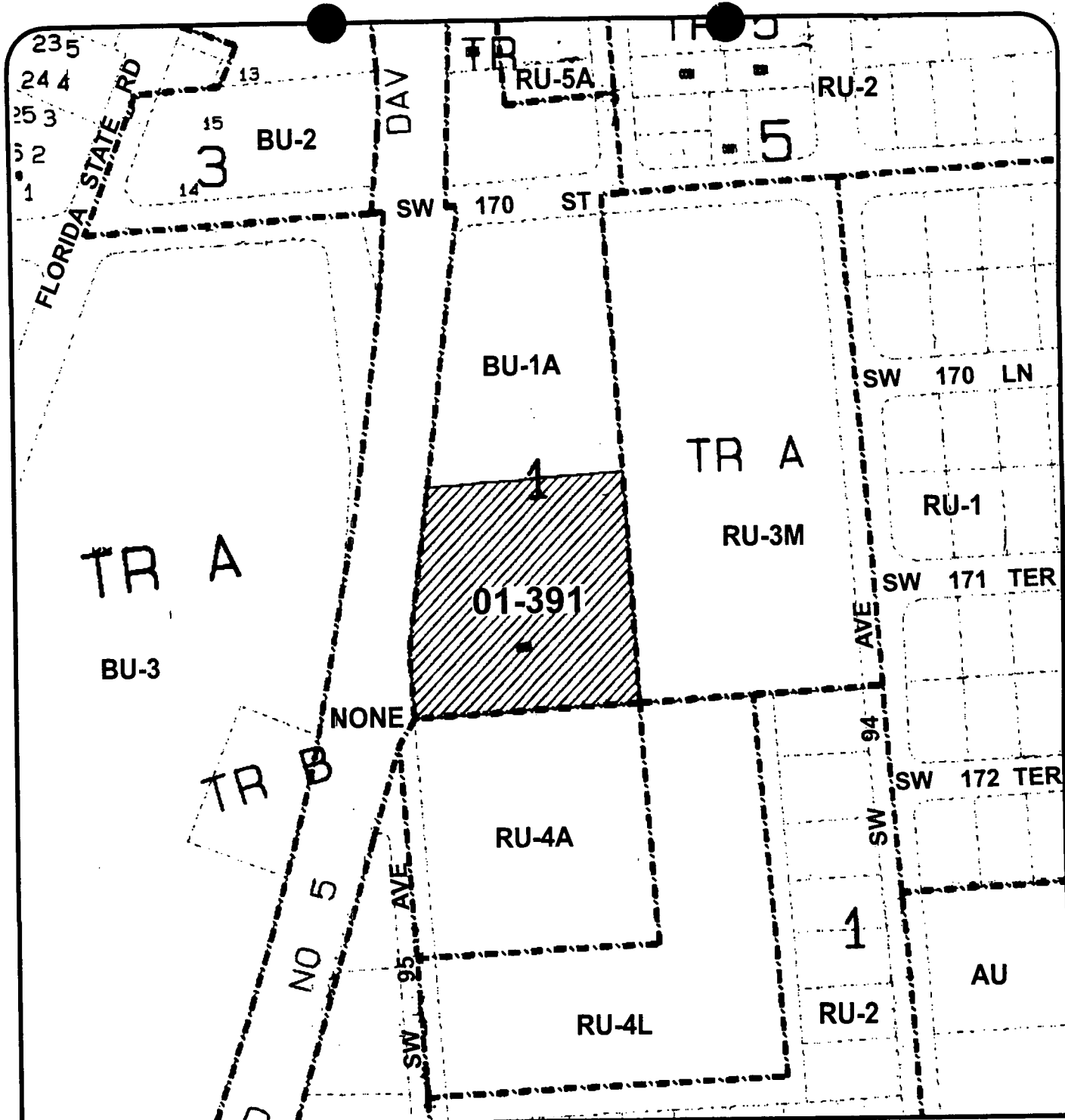
The foregoing instrument was acknowledged before me this 6 day of Nov., 2001, by *Andrew Witkin*, of *Witkin Design Group, Inc.*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this 6 day of Nov., 2001, in the County and State aforesaid, the date and year last aforesaid.

My commission expires:



  
Shani Roushar  
Notary Public Signature



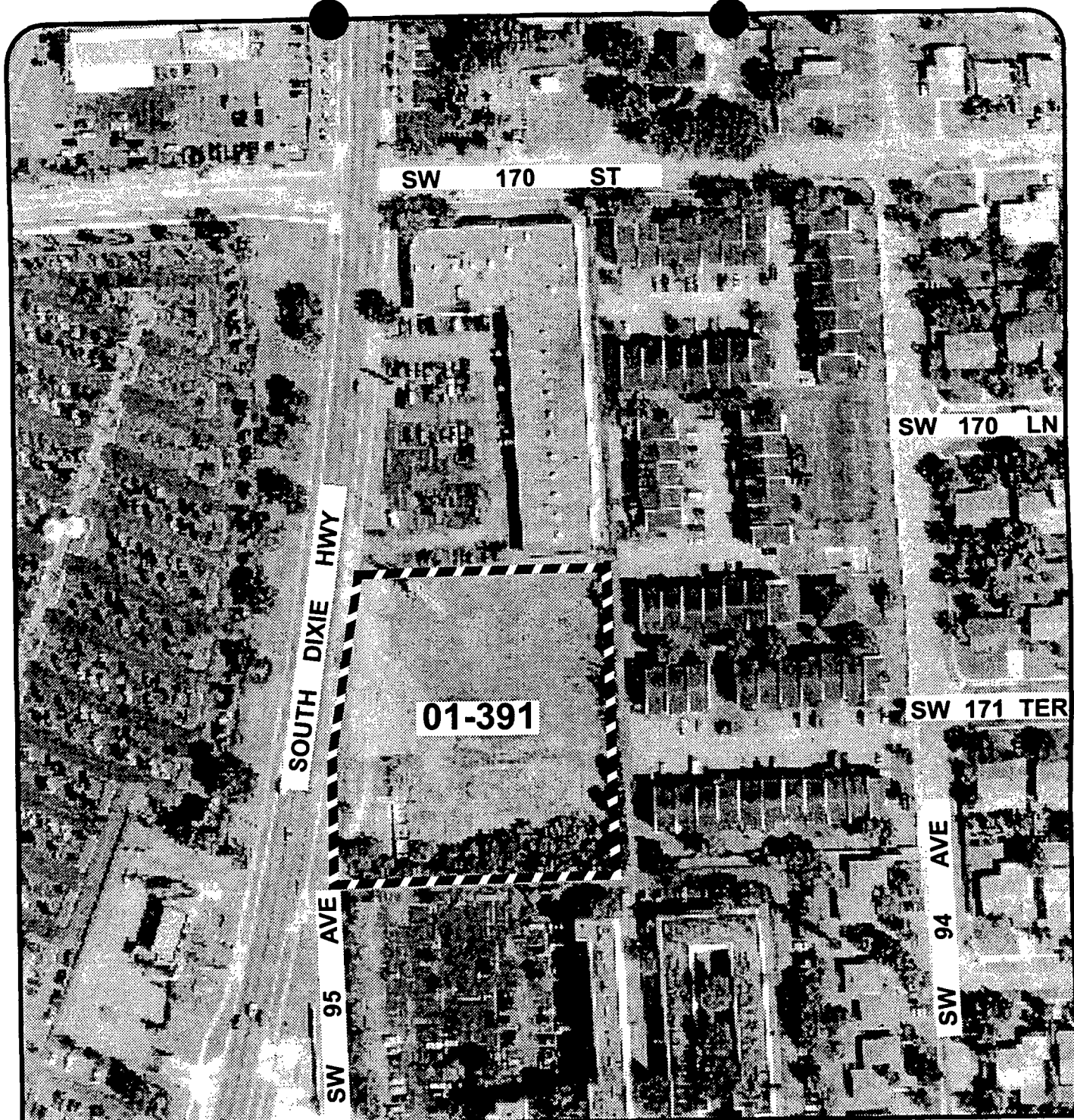
# MIAMI-DADE COUNTY HEARING MAP

Section: 33 Township: 55 Range: 40  
 Process Number: 01000391  
 Applicant: BLOOMLAND CORP. & GARCEN CORP.  
 District Number: 08  
 Zoning Board: C13  
 Drafter ID: DIONNE  
 Scale: 1:200'



 SUBJECT PROPERTY





**MIAMI-DADE COUNTY  
AERIAL**

Section: 33 Township: 55 Range: 40  
Process Number: 01000391  
Applicant: BLOOMLAND CORP. & GARCEN CORP.  
District Number: 08  
Zoning Board: C13  
Drafter ID: DIONNE  
Scale: NTS

S C A L E  
0 NTS



SUBJECT PROPERTY



**A. BLOOMLAND CORP. & GARCEN CORP.**  
(Applicant)

**02-1-CZ13-1 (01-391)**  
**Area 13/District 8**  
**Hearing Date: 3/6/02**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If yes, who are the interested parties?: Safeguard Storage Properties, LLC.

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1958	Henry Freeman	- Zone change from AU to BU-1A. - Special permit for retail plant nursery.	BA	Approved
1998	Reismant Reuitz	Variance on signs.	CZAB-13	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO KENDALL OFFICE

## ENFORCEMENT HISTORY

Bloomland Corp. & Garcen Corp.

Lying on the East side of S. Dixie  
Hwy. & North of Theoretical SW  
172 ST. F/K/A/ 17171 S. Dixie  
Hwy.

\_\_\_\_\_  
APPLICANT

\_\_\_\_\_  
ADDRESS

3/6/2002

\_\_\_\_\_  
DATE

01-391

\_\_\_\_\_  
HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

12/24/2001

An inspection of the property revealed no current violations.  
No open or active cases.



**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 13**

**APPLICANT:** Bloomland Corp. & Garcen Corp.

**PH:** Z01-391 (02-1-CZ13-1)

**SECTION:** 33-55-40

**DATE:** March 6, 2002

**COMMISSION DISTRICT:** 8

**ITEM NO.:** A

=====

**A. INTRODUCTION**

o **REQUESTS:**

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a proposed building with a height of 60' and 5 stories (45' and 4 stories permitted).
- (3) NON-USE VARIANCE OF FLOOR AREA RATIO REQUIREMENTS to permit a floor area ratio of .844 (.84 permitted).

Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the applicant to develop the site with a self-service storage facility. The non-use variance requests will also allow a greater building height, an additional story, and a greater floor area ratio than permitted.

o **LOCATION:**

Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida.

o **SIZE:** 2.04 acres.

o **IMPACT:**

The approval of these requests will allow the applicant to provide a service to the community by operating a five story self-service storage facility. This application will bring additional traffic and noise into the neighborhood and the non-use variances will be intrusive to the surrounding area without additional landscaping.

**B. ZONING HEARING HISTORY:**

In 1958, Resolution BA-11458-58 approved a zone change from AU to BU-1A and a Special Permit was also granted that allowed a retail plant nursery to operate on this site. In 1984, the Zoning Appeals Board (ZAB) granted a variance for signs on this site (4ZAB-392-84).

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-1A; vacant	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-1A; shopping center	Business and Office
SOUTH: RU-4A; 4-story apartment building	Business and Office
EAST: RU-3M; apartments	Residential, 2.6 to 6.0 dua
WEST: BU-3; Auto Nation used car sales	Business and Office

The subject parcel is located on the east side of the northbound lane of South Dixie Highway in the Perrine area of south Miami-Dade County. This commercial area maintains a myriad of businesses ranging from used car sales lots to restaurants. There is residential development to the east and a four-story apartment complex to the south.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>Acceptable</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>Acceptable</b>
Open Space:	<b>Acceptable</b>
Buffering:	<b>Acceptable</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>Acceptable</b>
Visibility/Visual Screening:	<b>Acceptable</b>
Energy Considerations:	<b>N/A</b>

Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water and sewer, solid waste, disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. **ANALYSIS:**

This application was deferred from the January 23, 2002 meeting of the Community Zoning Appeals Board-13 upon the request of the applicant to work with staff and from the February 13, 2002 meeting to allow the applicants to meet with neighbors. Staff notes that at the last meeting some neighbors claimed that they did not receive notices of the meeting. However, the Department has verified the names with the list of those notified and has determined that notices were mailed to those concerned individuals.

The subject property is located on the east side of the northbound lane of South Dixie Highway and north of theoretical S.W. 172 Street and is the former location of Natureland Nursery. The plans submitted by the applicant depict a five story, 75,000 sq. ft. self-service storage building located on the southeast portion of the property with parking provided to the north and west of the proposed building. Ingress and egress is provided from South Dixie Highway. The plans depict a proposed 6' high CBS wall along the east and south property lines where the subject property abuts residentially zoned property and landscaping is provided throughout the site.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. This application will generate an additional 59 p.m. daily peak hour vehicle trips to this area. However, said trips will not exceed the acceptable Level of Service (LOS) on the area roadways which are currently at LOS "B," "C," and "D." The Cutler Ridge District of the Miami-Dade Police Department serves this area. In October 2001, that District had an average emergency response time of 5.0 minutes.

This application will allow the applicant to provide a service to the community by operating a five-story self-service storage facility. The use proposed will be **consistent** with the Business and Office designation of this site by the Master Plan and will be **compatible** with other commercial ventures along South Dixie Highway. Although staff did not originally support the non-use variance requests, staff has re-examined the plans and has determined that with additional landscaping, the plans as submitted are acceptable and will be less intrusive to the surrounding area than if the applicant were to redesign the plans to comply with F.A.R. and height requirements. The building as proposed is setback a minimum of 155.9' from South Dixie Highway. With the proposed landscaping, it will cause a lesser visual impact than if the applicant were to decrease the proposed building height to four stories and comply with F.A.R. requirements. Additionally, the proposed building provides a floor area ratio of .844 where a maximum F.A. R. of .84 is permitted, with an overage of only .004. In order to comply with height and F.A.R. requirements, the applicant would have to redesign the building to have a much larger footprint and it would also be located as close as 55.9' to South Dixie Highway, in lieu of the proposed building which is setback 155.9' from same. A four story building being located 55.9' from the Highway would be visually intrusive to the surrounding area. Staff conditions its approval of this application on the conditions that the applicant provide landscaping strips, with a minimum width of 25', along the east and

south property lines to offset the visual impact of the additional one-story from the adjacent apartments. Said landscape strip shall consist of hedging and a staggered double row of trees. The submitted site plan is well designed and with the aforementioned additional landscaping, will be **compatible** with the surrounding area. When considering the necessity for and the reasonableness of the self-service storage facility proposed in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that the proposed self-service storage facility use, with conditions imposed, will not have an unfavorable effect on same, and will not be contrary to the public interest.


H. **RECOMMENDATION:** Approval with conditions.

I. **CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant provide a minimum 25' wide landscape strip along the east and south property lines. Said strip shall consist of a staggered double row of trees, 25' off-center and with a minimum height of 16' to 18' at time of planting, and a continuous hedge, at least 3' high at the time of planting, that will grow to a height of 6'. The aforementioned shall be installed prior to the issuance of a Certificate of Use and Occupancy.
6. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

7. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management as contained in their Memorandum pertaining to this application.
8. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their Memorandum pertaining to this application.

**DATE INSPECTED:** 12/17/01  
**DATE TYPED:** 12/31/01  
**DATE REVISED:** 02/01/02; 02/15/02  
**DATE FINALIZED:** 02/15/02  
DO'QW:AJT:MTF:REM:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: November 30, 2001

SUBJECT: C-13 #Z2001000391  
Bloomland Corporation & Garcen  
Corporation  
17171 S. Dixie Highway  
SE to Permit a Self-Storage Facility  
and NUV of Height Requirements  
(BU-1A)(2.04 Ac.)  
33-55-14

**RECEIVED**  
DEC 05 2001

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 220 feet from the site. Based on the proposed request, the subject property is within feasible distance for connection to the public sanitary sewer system; therefore, DERM shall require that any development on the site be connected to public sanitary sewers in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the underlying zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the existing zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water



Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z  
Maria T. Fojo, Zoning Evaluation-P&Z  
Greg Adkins, Planning Division-P&Z  
Lynn Talleda, Zoning Hearings- P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Bloomland Corp. & Garcen Corp.

This Department has no objections to this application subject to the following:

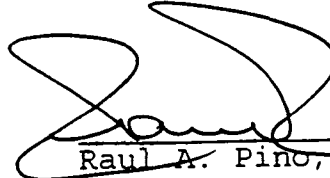
Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Driveway to US-1 must meet current F.D.O.T. access management requirements, contact the district office at 470-5367 for driveway and drainage permits.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 59 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-332	S. Dixie Hwy. s/o SW 152 Ave.	C	C
9866	SW 168 St. w/o SW 87 Ave.	D	D
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9868	SW 168 St. w/o US-1	B	B
F-1114	SW 186 St. w/o US-1	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
\_\_\_\_\_  
Raul A. Pino, P.E.S.  
JAN. 08 2002  
\_\_\_\_\_  
Date

MIAMI-DADE FIRE RESCUE DEPARTMENT  
ZONING COMMENTS

e-13

e-13

Hearing Number: 01-391 Service Impact: ☒ Yes ☐ No

Location: 17171 S. Dixie Hwy.

Recommendation: No objection  
No objection with condition(s) ☒ please see below  
Denial ☐  
No comment ☐

Comments: \_\_\_\_\_

Estimated number of alarms generated annually by application: 4

If there is an impact, below is the service availability:

Station District 50 Grid 214B DUSF 75,000 Occupancy Type 6  
SELF-STORAGE

Impact of additional calls on closest station: ☒ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
_____	_____	_____

**ACCESS:**

Description of Concern(s):

- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.
- ☒ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
- ☒ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
- ☒ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

**OTHER CONCERN(S):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 31, 2002

Revised 8/20/01

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Bloomland Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Muriel Revitz</u>	<u>100%</u>
<u>1309 De LA Garza Place, Villages, FL 32159</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	
<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Bloomland Corporation

Signature: \_\_\_\_\_

(Applicant) Joseph B. Reisman, Esq.  
Attorney

Sworn to and subscribed before me,  
this 16 day of November 2001

Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

(SEAL)



Virginia T. Almaguer-Delacosta  
My Commission DD034264  
Expires June 17 2006

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Garcen Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
Stephen H. Reisman	33.33%
1001 S. Alhambra, Coral Gables, FL 33146	
Sharon D. Marcus	33.33%
10025 SW 94th Ct., Miami, FL 33176	
Laura J. Dennis	33.33%
915 Chesterfield Dr., Lower Gwynedd, PA 19002	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Safeguard Storage Properties, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
Bruce C. Rech, Jr.	75%
111 Veterans Memorial Blvd., Ste 1150	
Metairie, LA 70005	
Jack A. Chaney	25%

Date of contract: 8/29/01

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Garcen Corporation

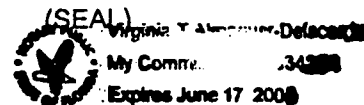
Signature: \_\_\_\_\_

(Applicant) Joseph B. Reisman

Sworn to and subscribed before me,  
this 16 day of November, 2001

Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

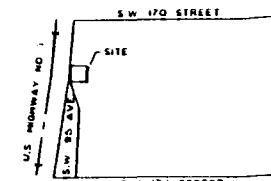


\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.





# SITE PLAN



LOCATION SKETCH  
NOT TO SCALE

## SITE DATA

ZONE: DISTRICT: SUB: 1

REGULATION: 1

LAND USE: COMMERCIAL

NAME: SELF SERVICE STORAGE

OWNER: MRS. J. J. JONES

DESIGNER: J. J. JONES & SONS

DATE: 10/10/88

PROJECT NO: 100-04-50-W

LOT AREA: 100,000 SQ. FT.

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## LEGEND

--- EXISTING PAVEMENT

--- PROPOSED PAVEMENT

--- EXISTING ELEVATION

--- PROPOSED ELEVATION

--- PROPOSED CONCRETE

--- PROPOSED ASPHALT PAVEMENT

--- RUN OFF DIRECTION

--- EXIST. TYPE "T" CURB & GUTTER

--- PROP. TYPE "T" CURB & GUTTER

--- DRAINAGE STRUCTURE NUMBER

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## SCHEDULE NOTES

① NEW 6" TYPE "T" CURB

② WHEEL STOP/RAUP

③ EXISTING PAVEMENT LINE

④ NEW ASPHALT PAVEMENT

⑤ NEW CONCRETE PAVEMENT

⑥ NEW CONCRETE SIDEWALK

⑦ 4" PAINTED STOP/RAUP

⑧ 4" PAINTED WHITE STOP/RAUP

⑨ TYPICAL PAINTER "WHITE" HANDCAP SYMBOL

⑩ PAINTED DIRECTIONAL ARROW

⑪ 24" WIDE PAINTED WHITE STOP BAR

⑫ STOP SIGN SIGN

⑬ TYPICAL "HANDCAP" SIGN

⑭ HANDCAP RAUP

⑮ HANDCAP RAUP

⑯ HANDCAP RAUP

⑰ HANDCAP RAUP

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21

REVISIONS

ZAMORA & ASSOCIATES, INC.  
ENGINEERING  
LAND PLANNING  
1401 N. KENDALL DRIVE SUITE 307 MIAMI, FLORIDA 33157

PROJECT: OTHER

SAFEGUARD STORAGE  
U.S. 1 & S.W. 86 AVE.  
MIAMI, FLORIDA  
SAFEGUARD STORAGE PROPERTIES, LLC  
111 VETERANS MEMORIAL BLVD., SUITE 1150  
MIAMI, FLORIDA 33137 15051673-0385

SCALE:

DATE: 10/10/88

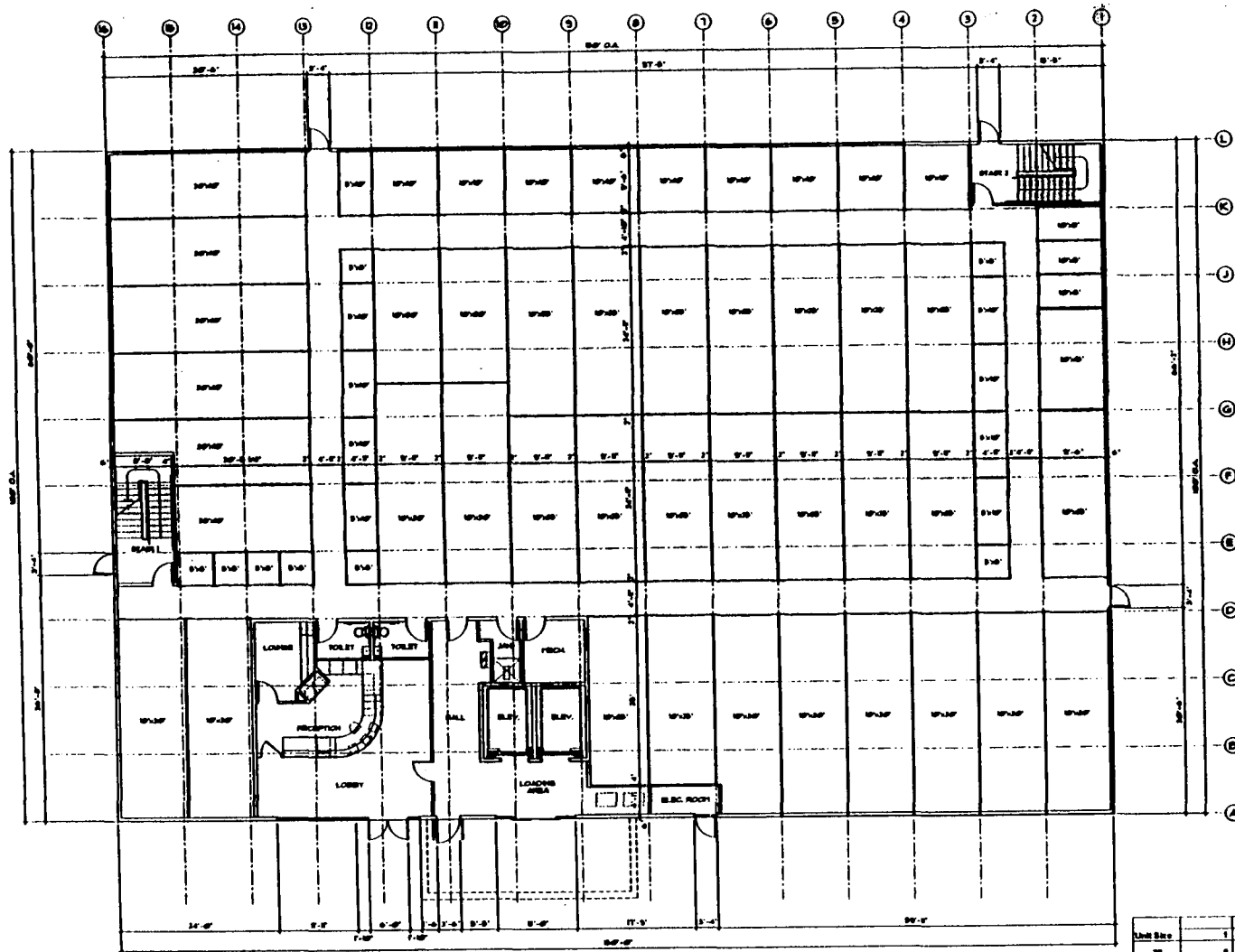
DRAWN BY:

CHECKED BY:

PROJECT NO:

SHEET NO:

C-1



GROUND FLOOR PLAN  
1/4" = 1' - 0"



Unit Size	1	2	3	4	5	Total Units
20	6	11	15	47	18	97
30	12	25	26	18	26	111
70	0	21	7	25	42	95
100	9	18	26	27	27	107
150	1	10	30	10	5	56
200	3	13	10	11	10	47
250	17	9	0	0	0	26
300	15	0	0	0	0	15
175	0	0	1	1	0	2
Area	85	107	110	140	131	553

SAFETY SELF STORAGE  
FTH SC  
PLANT, FL

KENNETH R. CARLSON - ARCHITECT, P.A.  
ONE WEST CAMINO REAL, SUITE 200  
BOCA RATON, FLORIDA  
PH: (561) 368-1750 FAX: (561) 368-0716

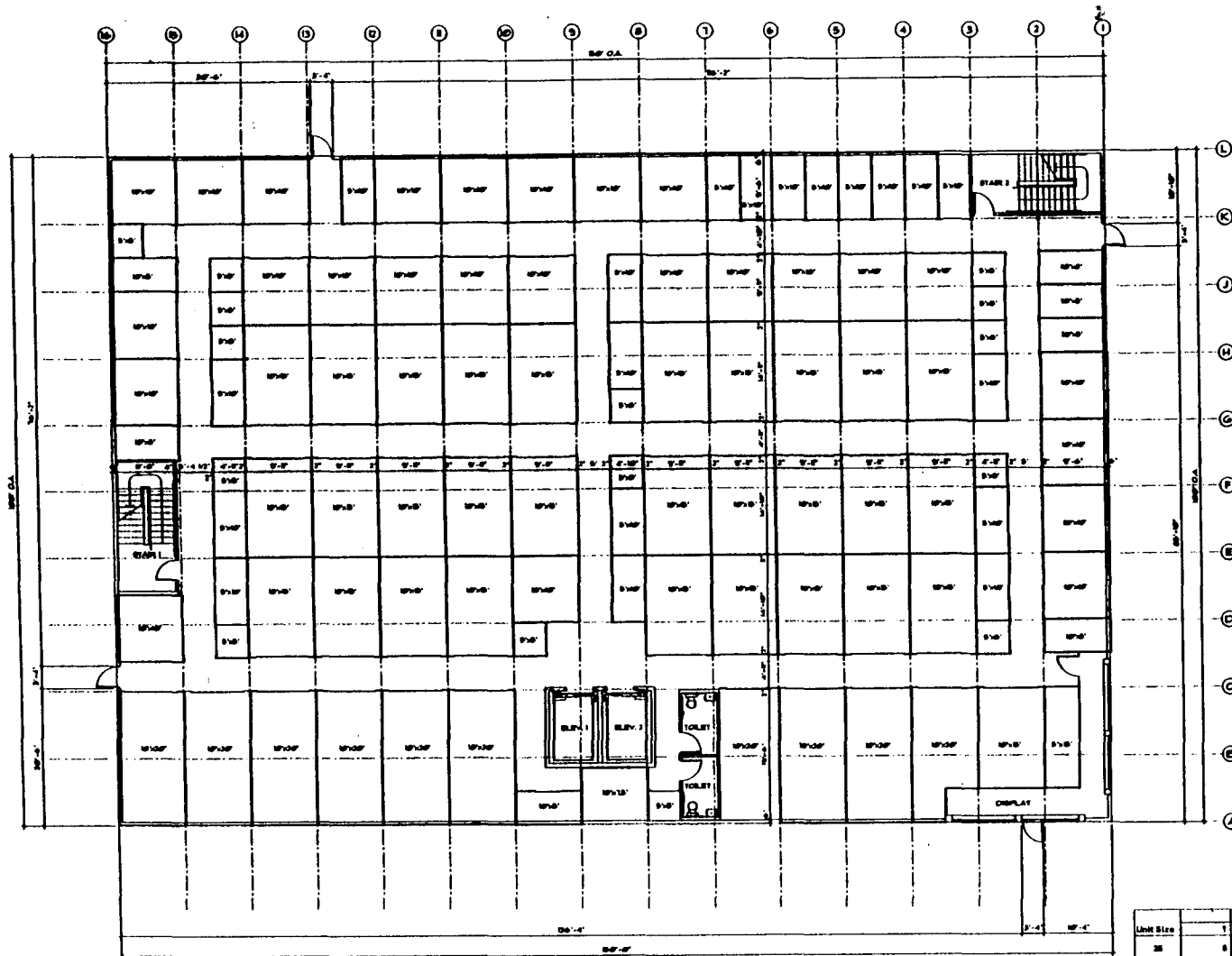
OWNER: FTH SC  
DESIGNER: KRC  
DATE: 10/1/91  
PROJECT: 001

SHEET

44.1

PAGE



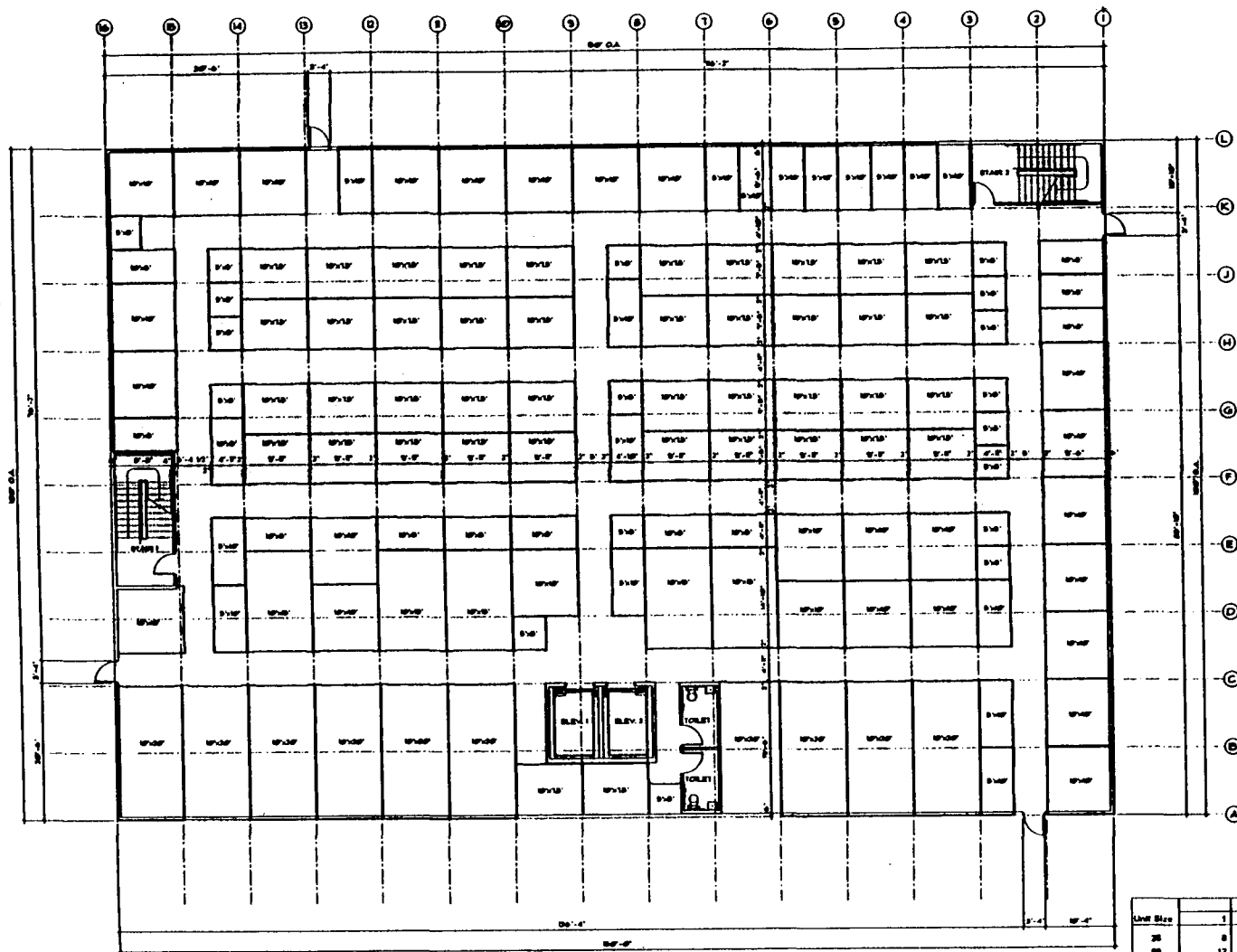


1 THIRD FLOOR PLAN  
A42



Unit Size	1	2	3	4	5	Total Units
35	8	11	15	47	18	89
60	12	25	28	18	28	111
75	0	21	2	25	42	90
100	9	16	26	27	27	107
120	1	10	30	10	5	56
200	3	13	10	11	10	47
250	17	8	0	0	0	25
300	15	0	0	0	0	15
178	0	0	1	1	0	2
Area	85	107	110	140	131	553





1  
A44  
FIFTH FLOOR PLAN  
10'-0" x 10'-0"



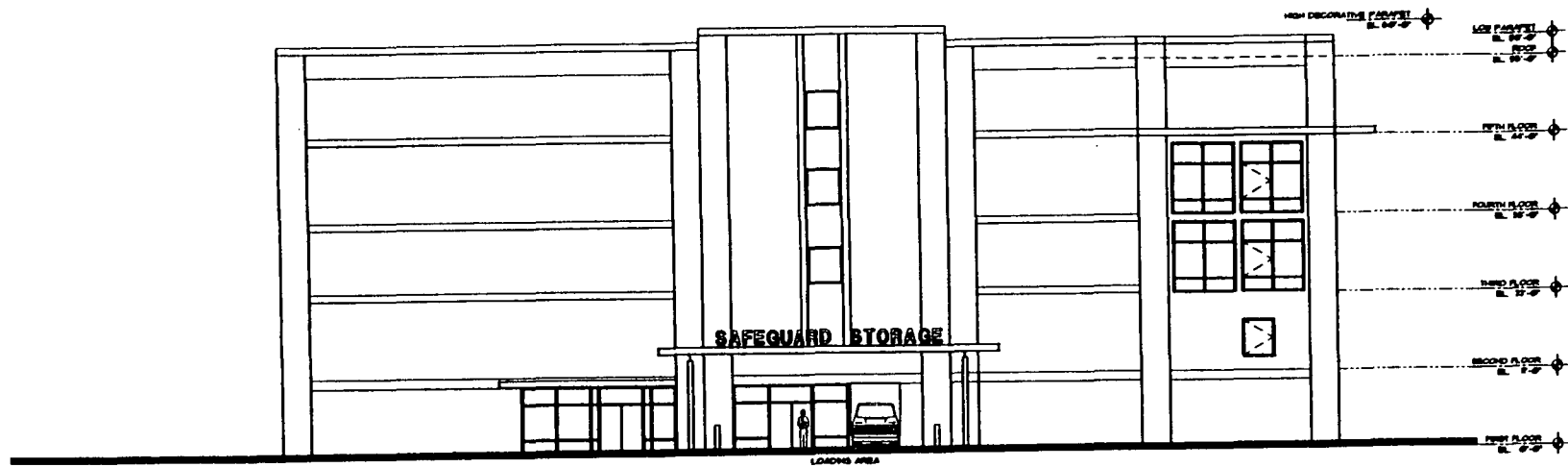
Unit Size	Floor					Total Units
	1	2	3	4	5	
35	8	11	15	47	18	89
60	12	25	28	19	28	111
75	0	21	2	25	42	80
100	9	18	28	27	27	107
150	1	10	30	10	5	56
200	3	13	10	11	10	47
250	17	8	0	0	0	25
300	15	0	0	0	0	15
175	0	0	1	1	0	2
Area	85	107	110	140	131	553

SAFETY SELF STORAGE  
1111 SO  
PUEBLO, CO  
1000

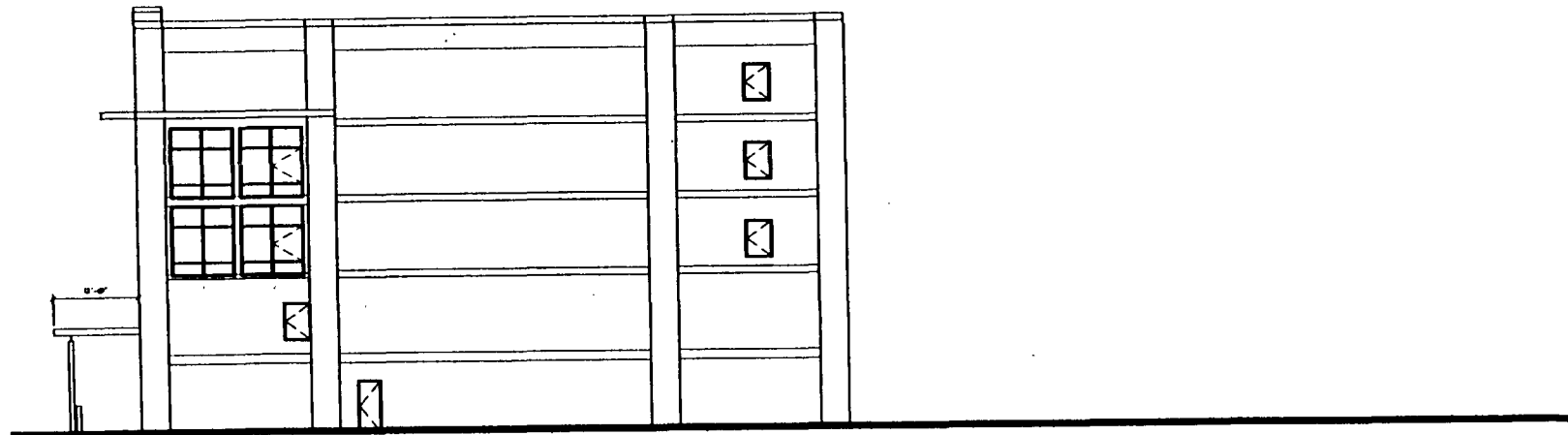
KENNETH R. CARLSON - ARCHITECT, P.A.  
ONE WEST CAMPUS REAL, SUITE 200  
BOCA RATON, FLORIDA  
PH: (561) 366-1111 FAX: (561) 366-6716

PROJECT NO. 1000  
DATE: 10/1/00  
BY: KRC  
CHECKED: KRC  
APPROVED: KRC

A4  
PAGE 01



1 WEST ELEVATION  
A5.0



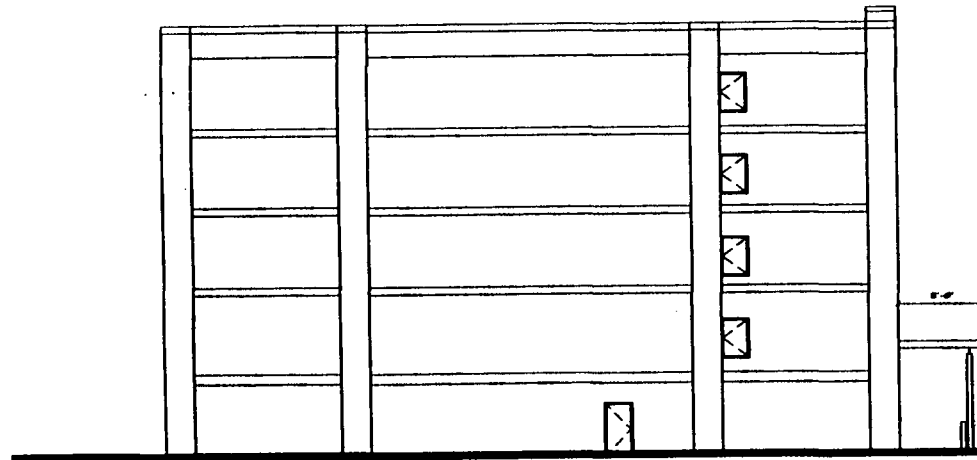
2 SOUTH ELEVATION  
A5.0

SAFEGUARD SELF STORAGE  
1771 BO  
PLANT, FL.

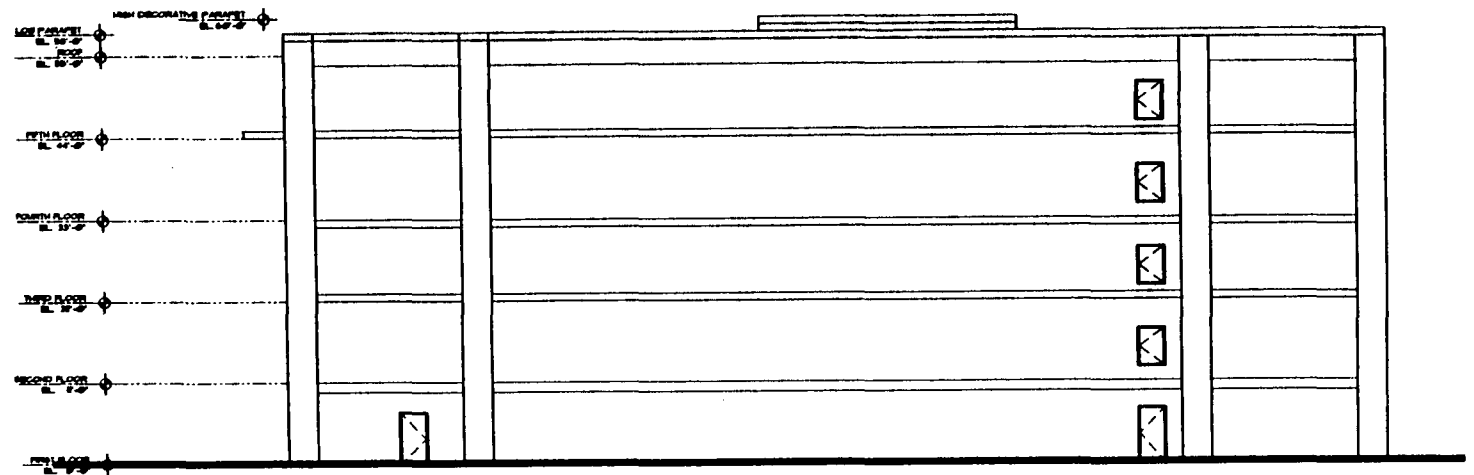
KENNETH R. CARLSON - ARCHITECT, P.A.  
ONE WEST CAMINO REAL, SUITE 210  
BOCA RATON, FLORIDA  
PL. (305) 368 - 1776

DESIGNED BY: K.R.C.  
CHECKED BY: J.L.T.  
DATE: 11/11/01  
SCALE: 1/8" = 1'-0"  
PROJECT: A5.0  
1 COPY FOR A5.0

A5.0  
PAGE 0



1 NORTH ELEVATION  
A51



2 NORTH ELEVATION  
A51

SAPPHIRE SELF STORAGE  
17TH BL.  
PLANT FL.

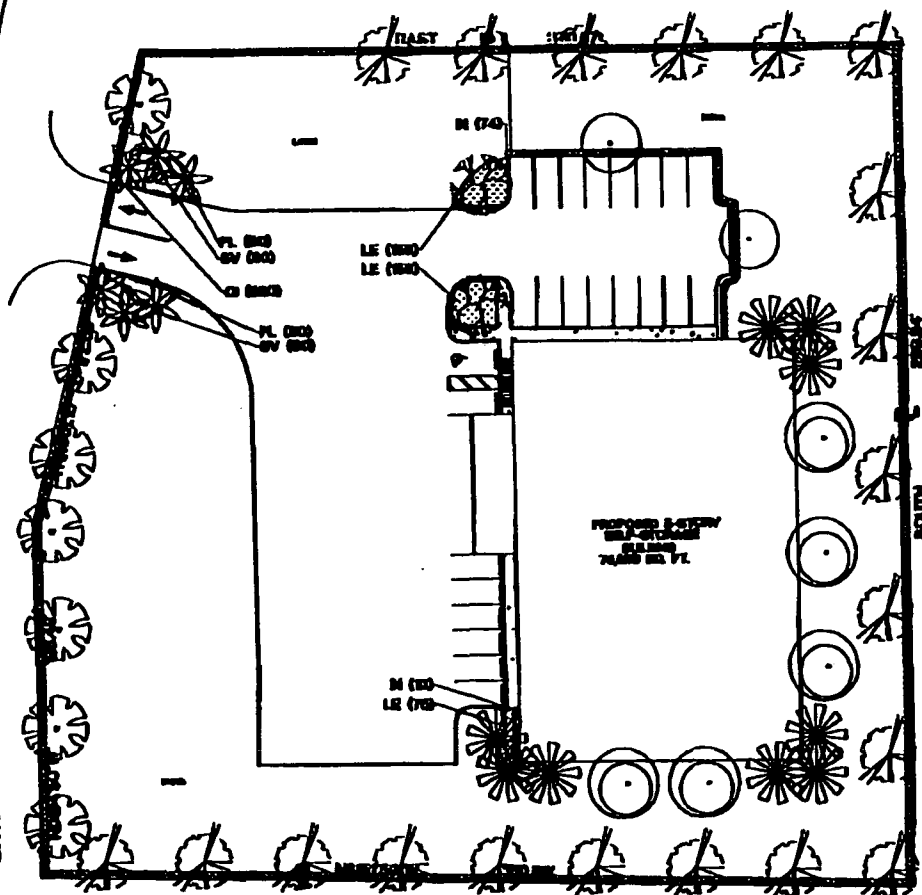
KENNETH R. CARLSON - ARCHITECT, P.A.  
ONE WEST CAMPUS BLVD. SUITE 200  
BOCA RATON, FLORIDA  
PH: (561) 368-1778 FAX: (561) 368-6776

DATE: 07-14-00  
DRAWN BY: J.C.  
CHECKED BY: J.C.  
INCHES: 1/8" = 1'-0"

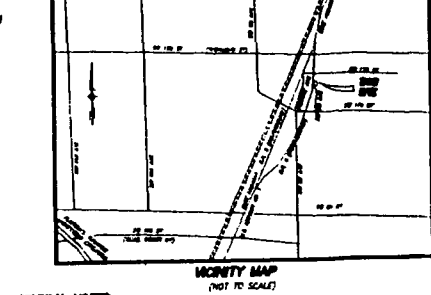
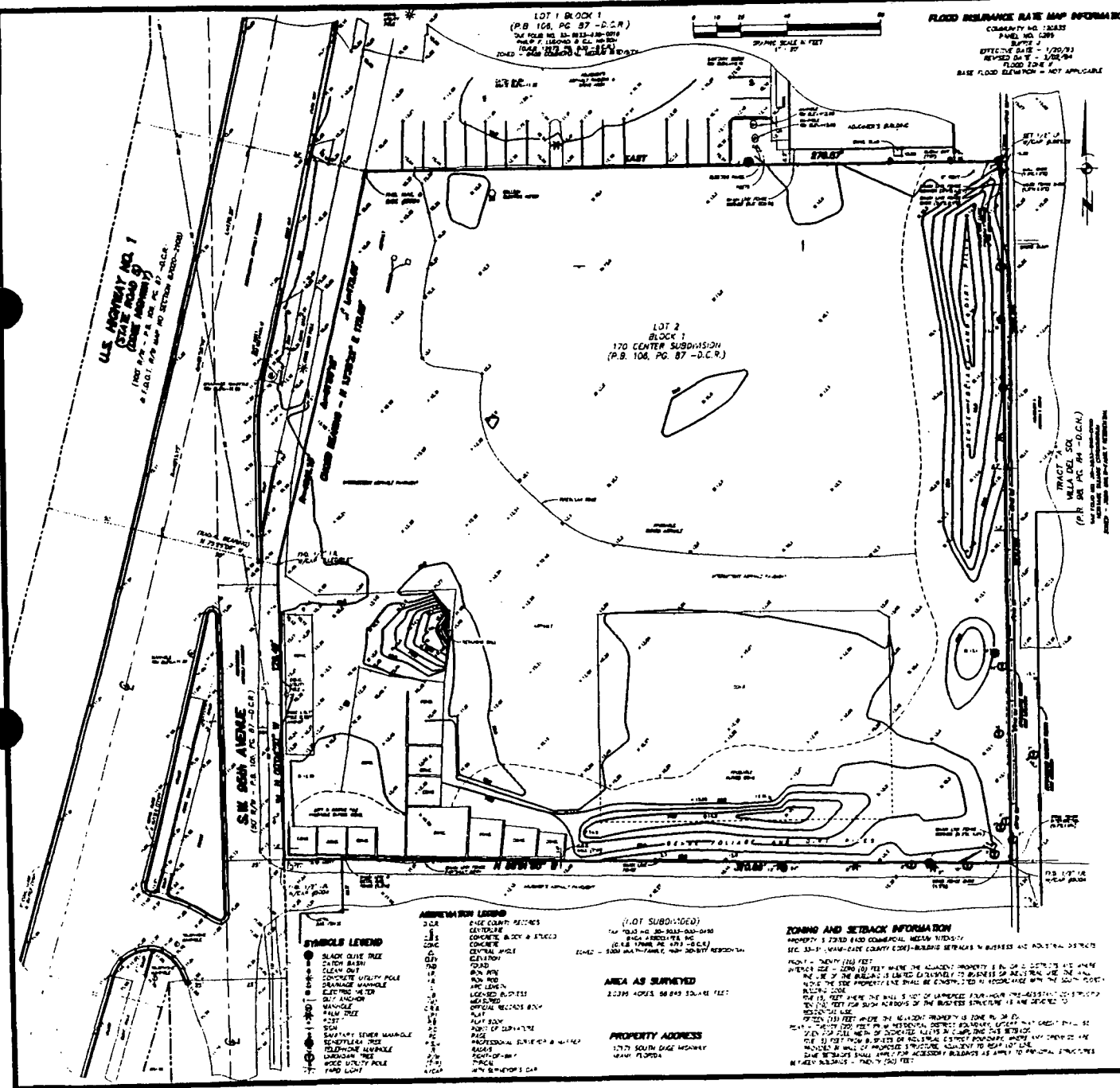


U.S. HIGHWAY NO. 1

**S.W. 95th AVENUE**

[illegible][illegible]





**GENERAL NOTES**  
 IN REFERENCE TO CHICAGO FLOOD INSURANCE COMPANY, COMPANY HAS NOTED THE FOLLOWING:  
 1. THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.  
 2. THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.  
 3. THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.

**DESCRIPTION**  
 LOT 1, BLOCK 1, OF 170 CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 87, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES**
1. THE UNDERGROUND SURVEY HAS BEEN PROVIDED A COPY OF A COMMITMENT FOR THE ASSURANCE POLICY BY CHICAGO FLOOD INSURANCE COMPANY, EFFECTIVE DATE: 1/1/73.
  2. CHARLES E. ROSS, P.L.S., INC. HAS BEEN AUTHORIZED TO LOCATE AND SET THE CORNERS OF THE SUBJECT PROPERTY.
  3. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  4. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  5. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  6. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  7. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  8. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  9. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  10. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  11. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  12. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  13. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  14. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  15. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  16. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.
  17. THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.

**SURVEYOR'S CERTIFICATION**  
 I, CHARLES E. ROSS, P.L.S., INC., DO HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION.

**ADDITIONAL INFORMATION**  
 THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.

**ADDITIONAL INFORMATION**  
 THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.

**ADDITIONAL INFORMATION**  
 THE SURVEYOR HAS BEEN ADVISED THAT THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS SUBJECT TO THE CITY OF CHICAGO'S FLOOD INSURANCE RATE MAP.

**Charles E. Ross, P.L.S., Inc.**  
 Surveying & Mapping  
 1000 N. W. 1st Ave., Suite 100  
 Fort Lauderdale, Florida 33301  
 Phone: 333-1111

**TITLE: MAP OF LAND SURVEY - ALTA/CSM LAND TITLE SURVEY**  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
**LOT 1, BLOCK 1, 170 CENTER SUBDIVISION**  
**(PLAT BOOK 10, PAGE 87 - DADE CO., FLORIDA)**

**DATE: 1/1/73**  
**SCALE: 1" = 100'**  
**SHEET: 1 OF 1**

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER \_\_\_\_\_

Legal description: Lot \_\_\_\_\_ Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
P.B. \_\_\_\_\_, Page \_\_\_\_\_, Development name Safeguard Storage  
Located at (address) \_\_\_\_\_

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.



Professional Preparer's Signature

Seal:

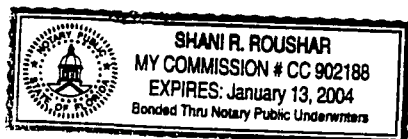
Andrew Witkin  
License #889

STATE OF FLORIDA  
COUNTY OF DADE

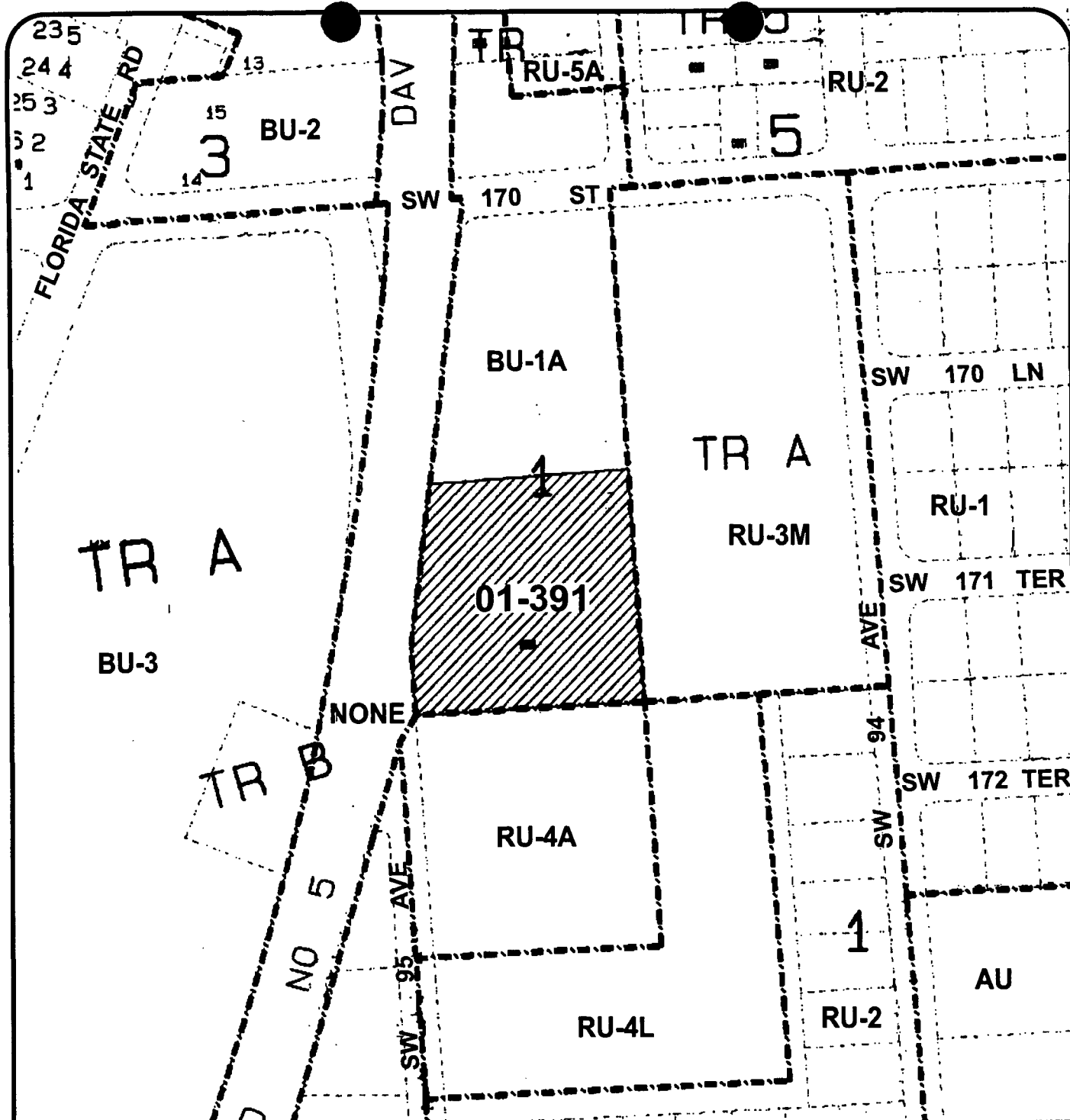
The foregoing instrument was acknowledged before me this 6 day of Nov., 2001, by *Andrew Witkin, of Witkin Design Group, Inc.*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this 6 day of Nov., 2001, in the County and State aforesaid, the date and year last aforesaid.

My commission expires:



Shani Roushar  
Notary Public Signature

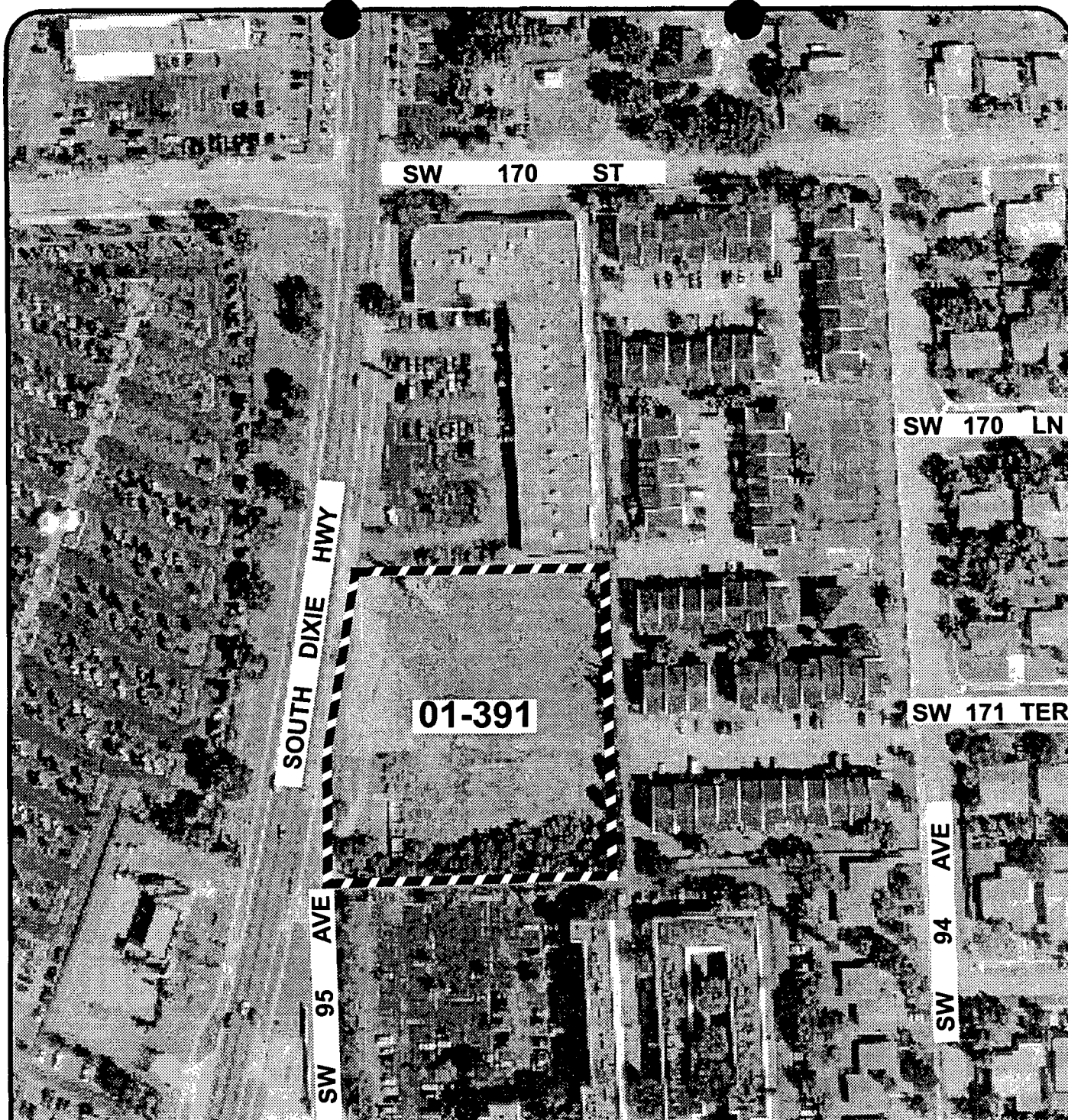


# MIAMI-DADE COUNTY HEARING MAP

Section: 33 Township: 55 Range: 40  
 Process Number: 01000391  
 Applicant: BLOOMLAND CORP. & GARCEN CORP.  
 District Number: 08  
 Zoning Board: C13  
 Drafter ID: DIONNE  
 Scale: 1:200'



 SUBJECT PROPERTY



**MIAMI-DADE COUNTY  
AERIAL**

Section: 33 Township: 55 Range: 40  
Process Number: 01000391  
Applicant: BLOOMLAND CORP. & GARCEN CORP.  
District Number: 08  
Zoning Board: C13  
Drafter ID: DIONNE  
Scale: NTS



**A. BLOOMLAND CORP. & GARCEN CORP.**  
**(Applicant)**

**02-1-CZ13-1 (01-391)**  
**Area 13/District 8**  
**Hearing Date: 2/13/02**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If yes, who are the interested parties?: **Safeguard Storage Properties, LLC.**

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1958	Henry Freeman	- Zone change from AU to BU-1A. - Special permit for retail plant nursery.	BA	Approved
1998	Reismant Reuitz	Variance on signs.	CZAB-13	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO KENDALL OFFICE

## ENFORCEMENT HISTORY

Bloomland Corp. & Garcen Corp.

Lying on the East side of S. Dixie  
Hwy. & North of Theoretical SW  
172 ST. F/K/A/ 17171 S. Dixie  
Hwy.

---

APPLICANT

---

ADDRESS

---

2/13/2002

DATE

---

01-391

HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

12/24/2001

An inspection of the property revealed no current violations.  
No open or active cases.



MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 13  
MOTION SLIP

Applicant Name: BLOOMLAND CORP. & GARCEN CORP.

Representative: Joe Goldstein

Objectors: None

Hearing No. 02-1-CZ13-1 (01-391)

Hearing Date: January 23, 2002

Resolution No. CZAB13-\_\_\_\_-01

**Motion:**

Per Department \_\_\_\_\_

Standard Conditions: \_\_\_\_\_

Per DIC \_\_\_\_\_

Deferred to: Feb. 13, 2002

Approved as Requested \_\_\_\_\_

Withdrawal \_\_\_\_\_

Denied Without Prejudice \_\_\_\_\_

Denied With Prejudice \_\_\_\_\_

Other: to work with staff  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Revised plans accepted? YES \_\_\_\_\_

Covenant accepted? YES \_\_\_\_\_

	Yes	No	Absent
Robert P. Harrison, III ✓	✓		
Karen Kirby ✓	✓		
Albert J. LaVoie ✓	✓		
Marsha Matson			✓
John Pettit ✓	✓		
Linda Robinson ✓	✓		
Paula Palm ✓	✓		

VOTE: 6 TO 0

EXHIBITS: YES \_\_\_\_\_ NO ✓

County Attorney: Jay Williams

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 13**

**APPLICANT:** Bloomland Corp. & Garcen Corp.

**PH:** Z01-391 (02-1-CZ13-1)

**SECTION:** 33-55-40

**DATE:** February 13, 2002

**COMMISSION DISTRICT:** 8

**ITEM NO.:** A

=====

**A. INTRODUCTION**

o **REQUESTS:**

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a proposed building with a height of 60' and 5 stories (45' and 4 stories permitted).
- (3) NON-USE VARIANCE OF FLOOR AREA RATIO REQUIREMENTS to permit a floor area ratio of .844 (.84 permitted).

Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the applicant to develop the site with a self-service storage facility. The non-use variance requests will also allow a greater building height, an additional story, and a greater floor area ratio than permitted.

o **LOCATION:**

Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida.

o **SIZE:** 2.04 acres.

o **IMPACT:**

The approval of these requests will allow the applicant to provide a service to the community by operating a five story self-service storage facility. This application will bring additional traffic and noise into the neighborhood and the non-use variances will be intrusive to the surrounding area without additional landscaping.

**B. ZONING HEARING HISTORY:**

In 1958, Resolution BA-11458-58 approved a zone change from AU to BU-1A and a Special Permit was also granted that allowed a retail plant nursery to operate on this site. In 1984, the Zoning Appeals Board (ZAB) granted a variance for signs on this site (4ZAB-392-84).

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-1A; vacant	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-1A; shopping center	Business and Office
SOUTH: RU-4A; 4-story apartment building	Business and Office
EAST: RU-3M; apartments	Residential, 2.6 to 6.0 d.u.a.
WEST: BU-3; Auto Nation used car sales	Business and Office

The subject parcel is located on the east side of the northbound lane of South Dixie Highway in the Perrine area of south Miami-Dade County. This commercial area maintains a myriad of businesses ranging from used car sales lots to restaurants. There is residential development to the east and a four-story apartment complex to the south.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A

Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water and sewer, solid waste, disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. **ANALYSIS:**

This application was deferred from the January 23, 2002 meeting of the Community Zoning Appeals Board-13 upon the request of the applicant to work with staff.

The subject property is located on the east side of the northbound lane of South Dixie Highway and north of theoretical S.W. 172 Street and is the former location of Natureland Nursery. The plans submitted by the applicant depict a five story, 75,000 sq. ft. self-service storage building located on the southeast portion of the property with parking provided to the north and west of the proposed building. Ingress and egress is provided from South Dixie Highway. The plans depict a proposed 6' high CBS wall along the east and south property lines where the subject property abuts residentially zoned property and landscaping is provided throughout the site.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. This application will generate an additional 59 p.m. daily peak hour vehicle trips to this area. However, said trips will not exceed the acceptable Level of Service (LOS) on the area roadways which are currently at LOS "B," "C," and "D." The Cutler Ridge District of the Miami-Dade Police Department serves this area. In October 2001, that District had an average emergency response time of 5.0 minutes.

This application will allow the applicant to provide a service to the community by operating a five-story self-service storage facility. The use proposed will be **consistent** with the Business and Office designation of this site by the Master Plan and will be **compatible** with other commercial ventures along South Dixie Highway. Although staff did not originally support the non-use variance requests, staff has re-examined the plans and has determined that with additional landscaping, the plans as submitted are acceptable and will be less intrusive to the surrounding area than if the applicant were to redesign the plans to comply with F.A.R. and height requirements. The building as proposed is setback a minimum of 155.9' from South Dixie Highway. With the proposed landscaping, it will cause a lesser visual impact than if the applicant were to decrease the proposed building height to four stories and comply with F.A.R. requirements. Additionally, the proposed building provides a floor area ratio of .844 where a maximum of F.A. R. of .84 is permitted, with an overage of only .004. In order to comply with height and F.A.R. requirements, the applicant would have to redesign the building to have a much larger footprint and it would also be located as close as 55.9' to South Dixie Highway, in lieu of the proposed building which is setback 155.9' from same. A four story building being located 55.9' from the Highway would be visually intrusive to the surrounding area. Staff conditions its approval of this application on the conditions that the applicant provide landscaping strips, with a minimum width of 25', along the east and south property lines to offset the visual impact of the additional one-story from the adjacent apartments. Said landscape strip shall consist of hedging and a staggered double row of trees. The submitted site plan is well designed and with the

aforementioned additional landscaping, will be **compatible** with the surrounding area. When considering the necessity for and the reasonableness of the self-service storage facility proposed in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that the proposed self-service storage facility use, with conditions imposed, will not have an unfavorable effect on same, and will not be contrary to the public interest.

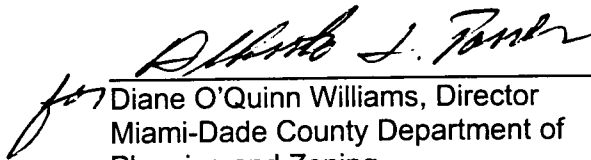
H. **RECOMMENDATION:** Approval with conditions.

I. **CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant provide a minimum 25' wide landscape strip along the east and south property lines. Said strip shall consist of a staggered double row of trees, 25' off-center and with a minimum height of 16' to 18' at time of planting, and a continuous hedge, at least 3' high at the time of planting, that will grow to a height of 6'. The aforementioned shall be installed prior to the issuance of a Certificate of Use and Occupancy.
6. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
7. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management as contained in their Memorandum pertaining to this application.

8. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their Memorandum pertaining to this application.

**DATE INSPECTED:** 12/17/01  
**DATE TYPED:** 12/31/01  
**DATE REVISED:** 02/01/02  
**DATE FINALIZED:** 02/01/02  
DO'QW:AJT:MTF:REM:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: November 30, 2001

SUBJECT: C-13 #Z2001000391  
Bloomland Corporation & Garcen  
Corporation  
17171 S. Dixie Highway  
SE to Permit a Self-Storage Facility  
and NUV of Height Requirements  
(BU-1A)(2.04 Ac.)  
33-55-14

RECEIVED  
DEC 05 2001

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 220 feet from the site. Based on the proposed request, the subject property is within feasible distance for connection to the public sanitary sewer system; therefore, DERM shall require that any development on the site be connected to public sanitary sewers in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.



Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the underlying zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the existing zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water

Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z  
Maria T. Fojo, Zoning Evaluation-P&Z  
Greg Adkins, Planning Division-P&Z  
Lynn Talleda, Zoning Hearings- P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Bloomland Corp. & Garcen Corp.

This Department has no objections to this application subject to the following:

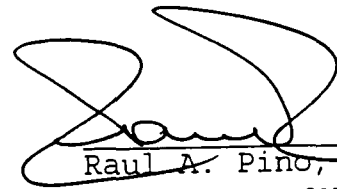
Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Driveway to US-1 must meet current F.D.O.T. access management requirements, contact the district office at 470-5367 for driveway and drainage permits.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **59 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-332	S. Dixie Hwy. s/o SW 152 Ave.	C	C
9866	SW 168 St. w/o SW 87 Ave.	D	D
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9868	SW 168 St. w/o US-1	B	B
F-1114	SW 186 St. w/o US-1	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
Raul A. Pino, P.L.S.  
JAN. 03 2002  
\_\_\_\_\_  
Date

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Bloomland Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
Muriel Revitz	100%
1309 De LA Garza Place, Villages, FL 32159	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME	
<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Bloomland Corporation

Signature: \_\_\_\_\_

(Applicant) Joseph B. Reisman, Esq.  
Attorney

Sworn to and subscribed before me,  
this 16 day of November 2001

Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

(SEAL)



Virginia T. Almaguer-Delacorte  
My Commission DD034284  
Expires June 17 2005

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Garcen Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Stephen H. Reisman</u>	<u>33.33%</u>
<u>1001 S. Alhambra, Coral Gables, FL 33146</u>	
<u>Sharon D. Marcus</u>	<u>33.33%</u>
<u>10025 SW 94th Ct., Miami, FL 33176</u>	
<u>Laura J. Dennis</u>	<u>33.33%</u>
<u>915 Chesterfield Dr., Lower Gwynedd, PA 19002</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Safeguard Storage Properties, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
Bruce C. Rech, Jr.	75%
111 Veterans Memorial Blvd., Ste 1150	
Metairie, LA 70005	
Jack A. Chaney	25%

Date of contract: 8/29/01

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

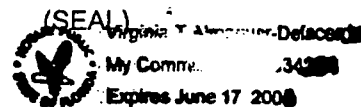
Garcen Corporation

Signature: Joseph B. Reisman, Pres.  
(Applicant) Joseph B. Reisman

Sworn to and subscribed before me,  
this 16 day of November, 2001

Notary Public, State of Florida at Large

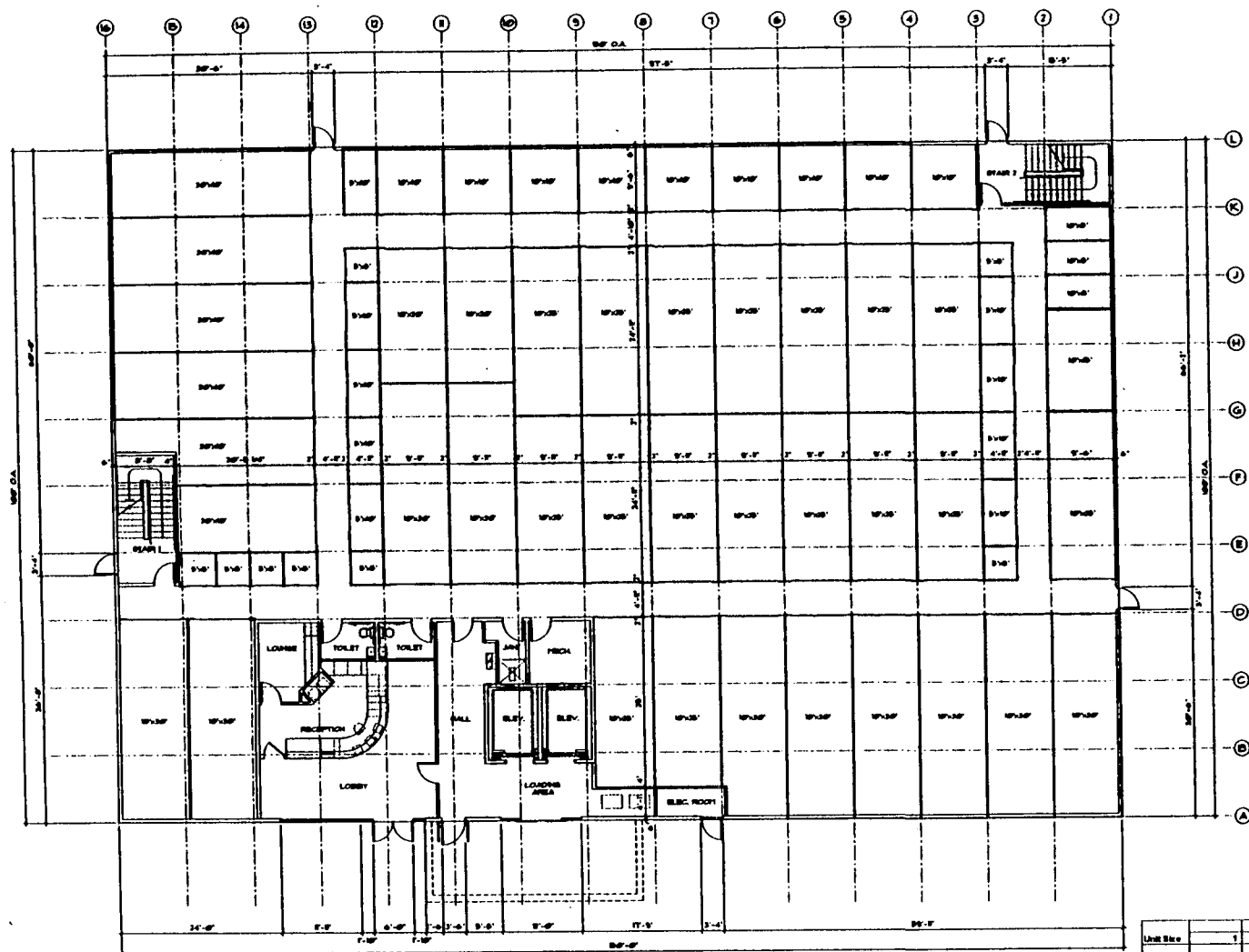
My Commission Expires: \_\_\_\_\_



\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.







1 GROUND FLOOR PLAN  
A4.0



Unit Size	Floor					Total Units
	1	2	3	4	5	
75	8	11	15	47	18	89
80	12	25	26	18	29	111
75	0	21	2	25	42	80
100	8	18	26	27	27	107
100	1	10	30	10	5	56
200	3	13	10	11	10	47
200	17	9	0	0	0	26
300	15	0	0	0	0	15
175	0	0	1	1	0	2
Area	60	107	110	140	131	553

SAFER... SELF STORAGE

1711 BC  
1711 BC  
1711 BC

KENNETH R. CARLSON - ARCHITECT, P.A.

ONE WEST CAMINO REAL SUITE 200  
BOCA RATON, FLORIDA  
PH: (561) 368-1700 FAX: (561) 368-6716

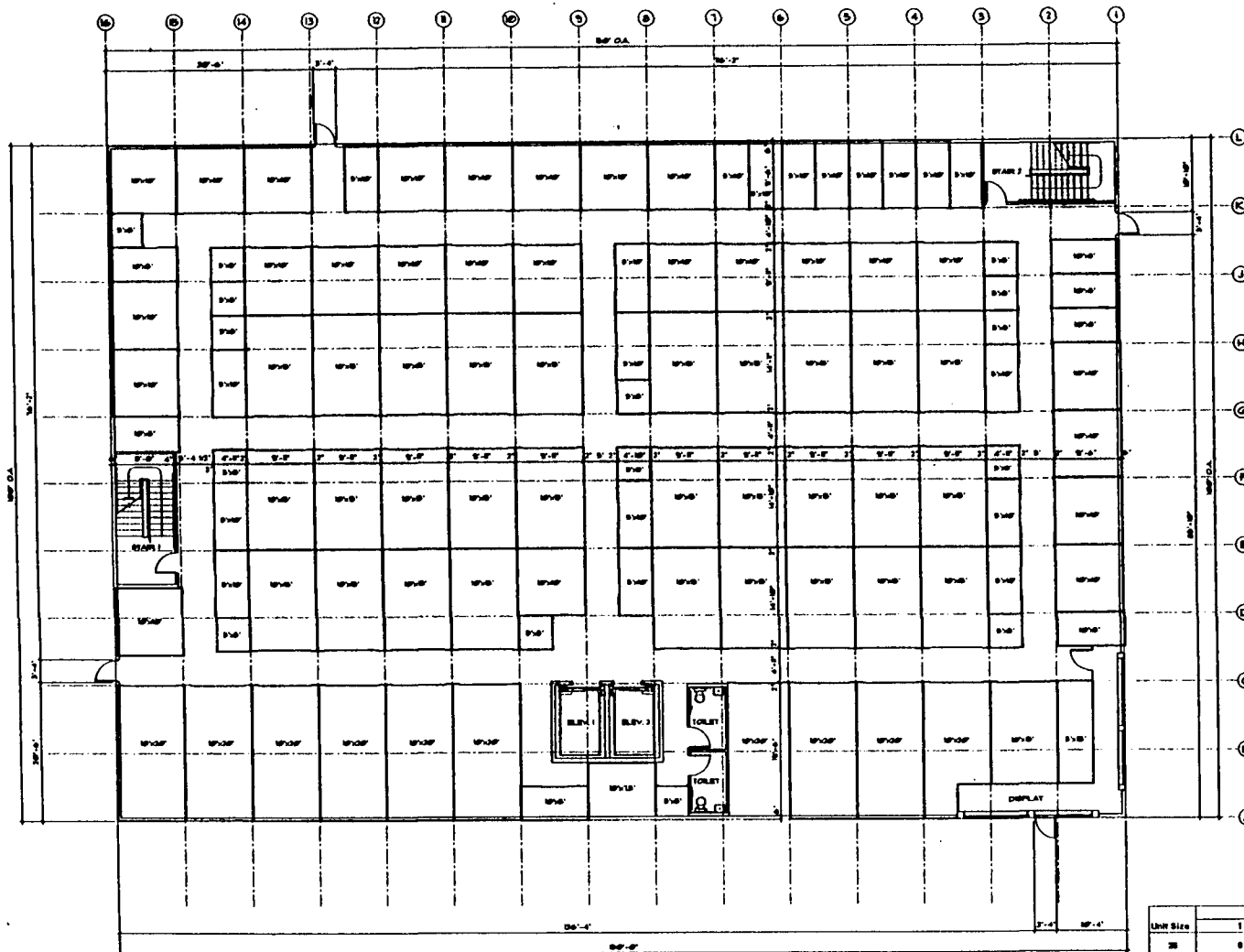
REVISION BY: A4.0  
DATE: 11/17/00  
BY: A4.0  
SCALE: 1/8" = 1'-0"  
PROJECT: A4.0  
CUT: 0.00

11/17/00

A4.0

PAGE 01





1 THIRD FLOOR PLAN  
A42



Unit Size	Floor					Total Units
	1	2	3	4	5	
36	8	11	15	47	18	99
50	12	25	26	18	28	111
75	0	21	2	25	42	90
100	9	26	27	27	107	107
150	1	10	10	10	5	36
200	3	13	10	11	10	47
300	17	8	0	0	0	25
350	15	0	0	0	0	15
175	0	0	1	1	0	2
Area	85	107	110	140	131	553

SAFECU<sup>®</sup> SELF STORAGE

1711 SO. E. HIGHWAY

MIAMI, FL 33146

KENNETH R. CARLSON - ARCHITECT, P.A.

ONE WEST CARMO REAL SUITE 200

BOCA RATON, FLORIDA

PH: (561) 368-1118 FAX: (561) 368-0716

DESIGN BY: KALIN

CONCEPT: KALIN

DATE: 10/01/01

SCALE: 1/8" = 1'-0"

PROJECT: SAFECU<sup>®</sup>

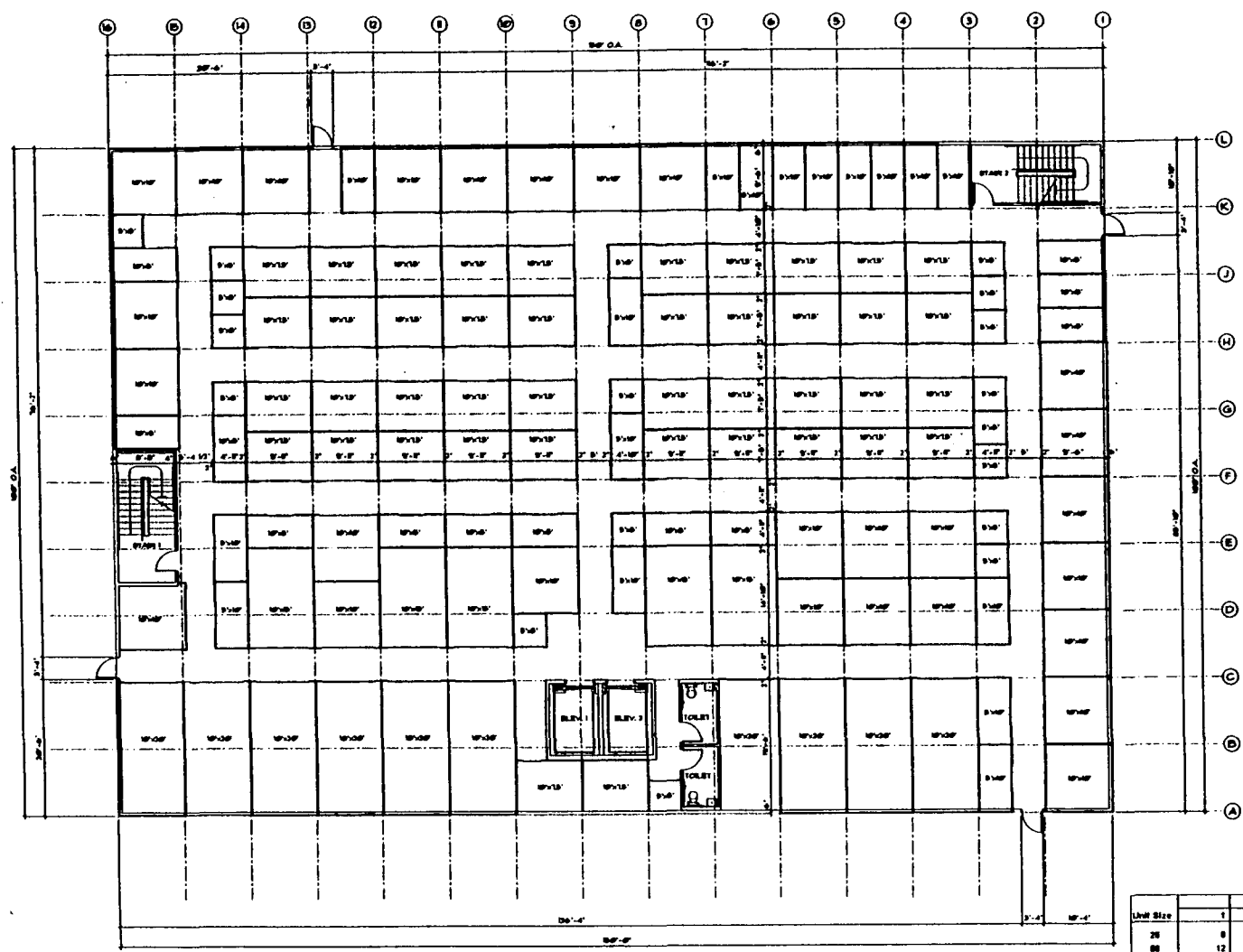
DATE: 10/01/01

50' 0"

A4.2

PAGE 07





1 FIFTH FLOOR PLAN  
A4.4



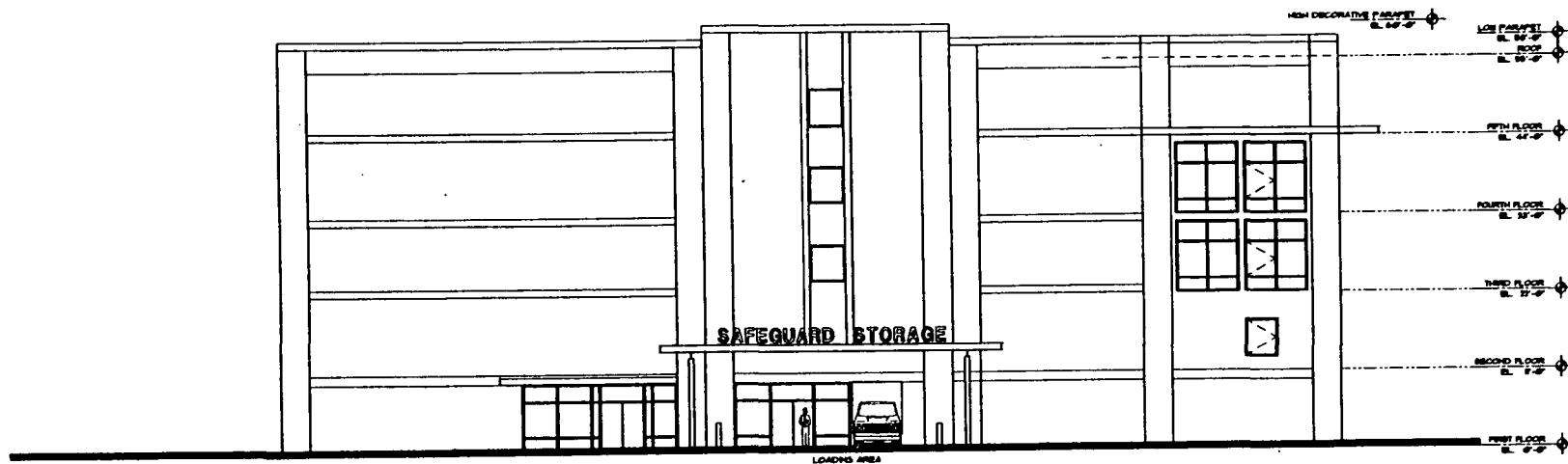
Unit Size	Floor					Total Units
	1	2	3	4	5	
20	8	11	15	47	18	89
30	12	25	28	19	29	111
40	0	21	7	25	42	80
50	8	18	26	27	27	107
60	1	10	30	10	5	56
70	3	13	19	11	10	47
80	17	0	0	0	0	26
90	15	0	0	0	0	15
100	0	0	1	1	0	2
110	0	0	0	0	0	0
120	0	0	0	0	0	0
130	0	0	0	0	0	0
140	0	0	0	0	0	0
150	0	0	0	0	0	0
160	0	0	0	0	0	0
170	0	0	0	0	0	0
180	0	0	0	0	0	0
190	0	0	0	0	0	0
200	0	0	0	0	0	0
210	0	0	0	0	0	0
220	0	0	0	0	0	0
230	0	0	0	0	0	0
240	0	0	0	0	0	0
250	0	0	0	0	0	0
260	0	0	0	0	0	0
270	0	0	0	0	0	0
280	0	0	0	0	0	0
290	0	0	0	0	0	0
300	0	0	0	0	0	0
310	0	0	0	0	0	0
320	0	0	0	0	0	0
330	0	0	0	0	0	0
340	0	0	0	0	0	0
350	0	0	0	0	0	0
360	0	0	0	0	0	0
370	0	0	0	0	0	0
380	0	0	0	0	0	0
390	0	0	0	0	0	0
400	0	0	0	0	0	0
410	0	0	0	0	0	0
420	0	0	0	0	0	0
430	0	0	0	0	0	0
440	0	0	0	0	0	0
450	0	0	0	0	0	0
460	0	0	0	0	0	0
470	0	0	0	0	0	0
480	0	0	0	0	0	0
490	0	0	0	0	0	0
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680	0	0	0	0	0	0
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700	0	0	0	0	0	0
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980	0	0	0	0	0	0
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1000	0	0	0	0	0	0

SAFETY - SELF STORAGE  
ITEM NO. 18 HIGWAY  
PLANS, P.L. 1A

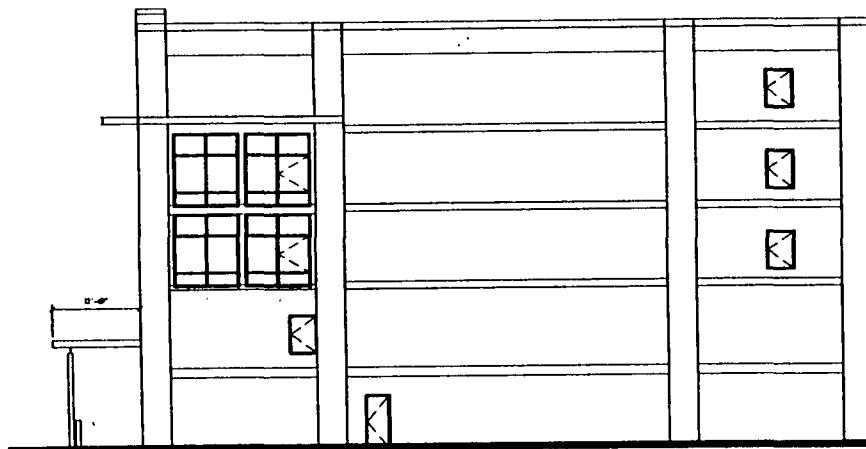
KENNETH R. CARLSON - ARCHITECT, P.A.  
ONE WEST CARPENTER SUITE 218  
BOCA RATON, FLORIDA  
PH. (561) 368-1118 FAX (561) 368-6716

REVISIONS  
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25



1 WEST ELEVATION  
A5.0



2 SOUTH ELEVATION  
A5.0

SAFEQUARD SELF STORAGE

1771 BO  
PLANT FL

KENNETH R. CARLSON - ARCHITECT, P.A.

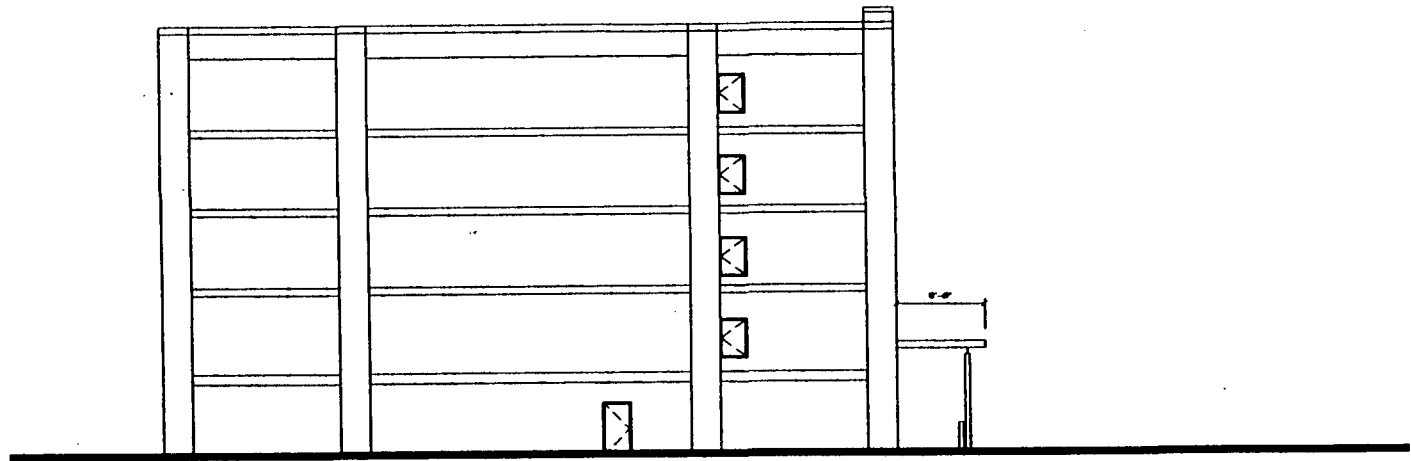
ONE WEST CANTON REAL, SUITE 218  
BOCA RATON, FLORIDA  
PH (561) 368 - 7758  
FAX (561) 368 - 6776

OWNER BY: SALES  
CHECKED BY: JET  
DATE: 10/20/01  
PROJECT: 01-01  
CADD: JET

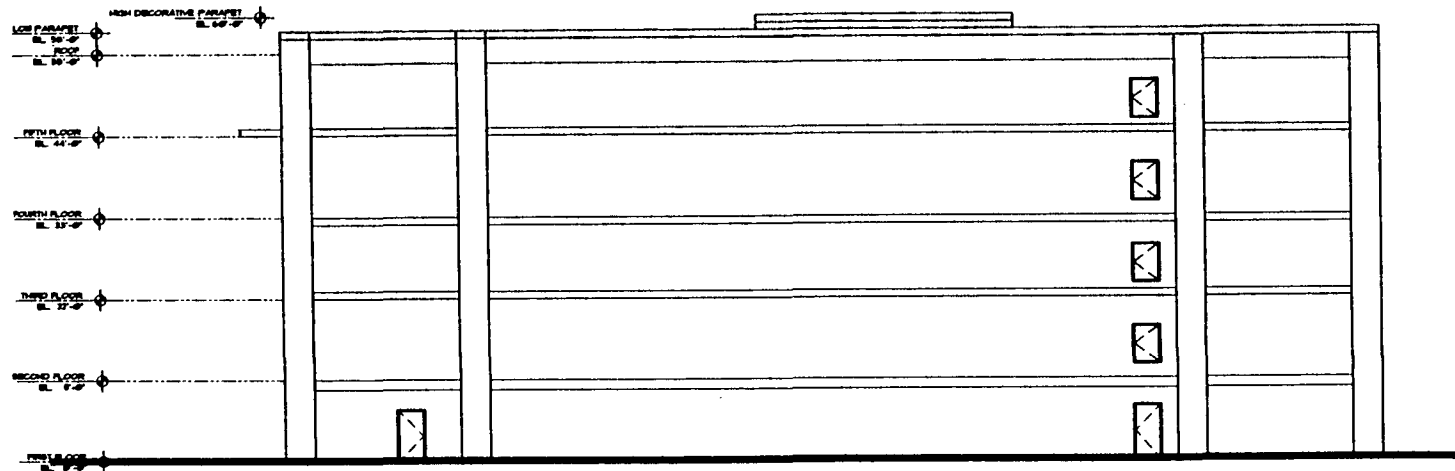
SHEET 0

A5.0

PAGE 0



1 NORTH ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"

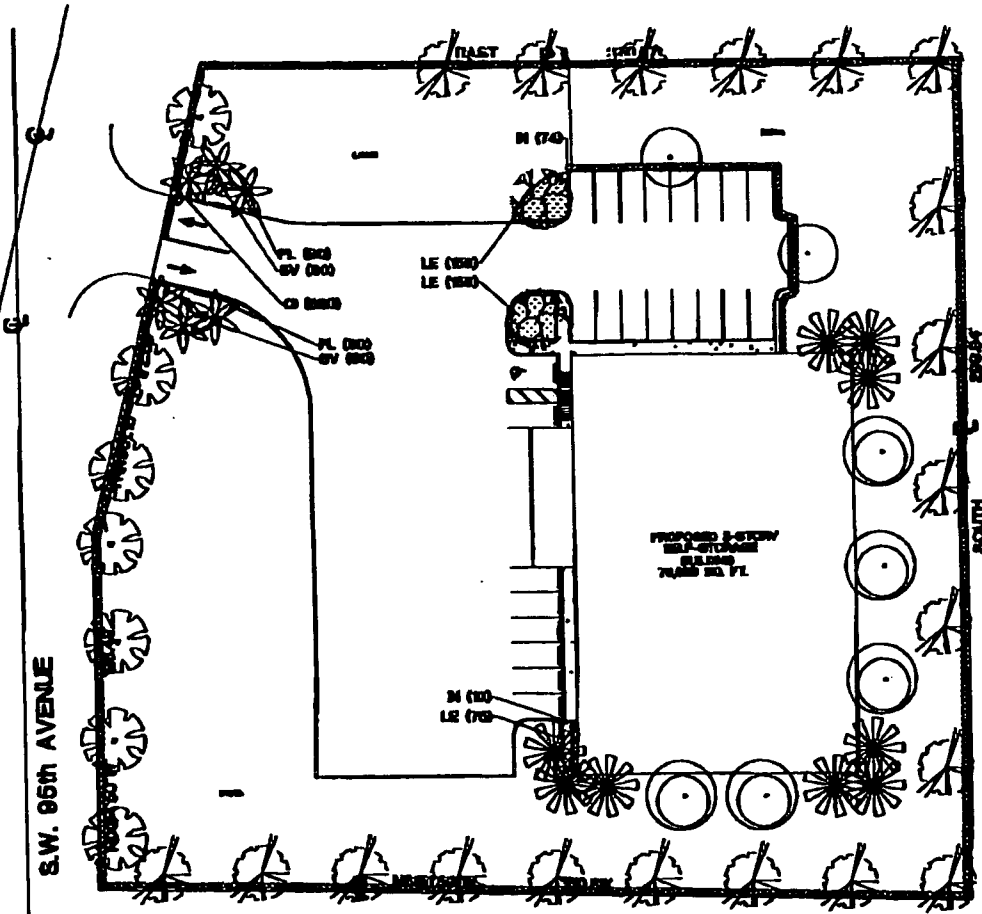
SAFECORP SELF STORAGE  
1111 SO. J. HIGHWAY  
PLANT, FL.

KENNETH A. CARLSON - ARCHITECT, P.A.  
ONE WEST CAMINO REAL, SUITE 210  
BOCA RATON, FLORIDA  
PH: (561) 368-1118 FAX: (561) 368-0716

DESIGNED BY: K.A.C.  
CHECKED BY: J.T.  
DATE: 10/11/01  
SCALE: 1/8" = 1'-0"  
PROJECT: 1111  
JOB NO: 1111

SHEET 01  
PAGE 01  
A5.1





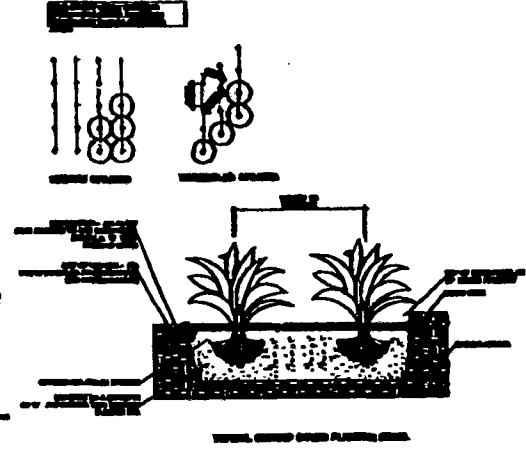
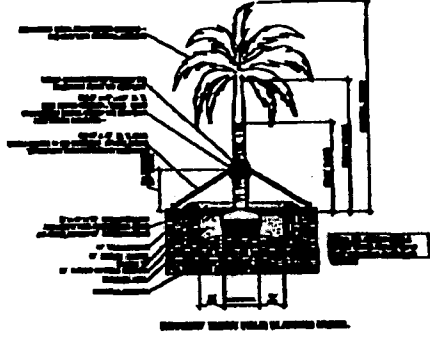
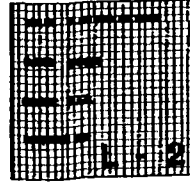
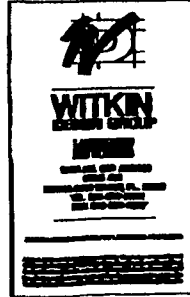
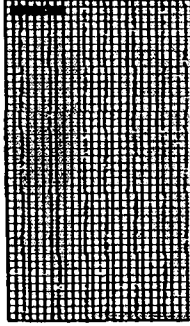
PLANT	KEY	SCIENTIFIC/COMMON NAME	DESCRIPTION
2	☼	Buddleia salween HONG KONG SPURGE TREE	17' H. x 6" dia. Lb
6	☼	Commersonia erecta SPURRY BUTTERCUP	17' H. x 6" dia. Lb
7	☼	* Commersonia erecta LIME OIL	17' H. x 6" dia. Lb
10	☼	* Solanum elaeagnifolium MORONGAY	17' H. x 6" dia. Lb
9	☼	Synceus communis GREEN PALM	10-15' H., staggered Lb
2	☼	Tachylobasis caerulea YELLOW TACHYLOBASIS	17' H. x 6" dia. Lb
8	☼	Volcania elaeagnifolia MORONGAY PALM	17' x 6" dia. single tr., Lb
100	☼	* Cycas revoluta 'Blue Bird' / RED TIP COCONUTS	24" H. x 24" dia. 2' dia.
104	☼	Isara Vase Plant PINK CROWN	24" H. x 24" dia. 8' dia.
108	☼	Utricularia (Utricularia) plant BUTTERFLY PLANT	1' dia. Lb 17' dia.
110	☼	Phoradendron (Phoradendron) plant RED FLOWERS	1' dia. Lb 17' dia.
112	☼	Quercus (Quercus) plant VINE SPROUTS	17' H. x 6" dia. 8' dia.
As Reg	LAURA	St. Augustine (St. Augustine)	24" H. x 24" dia.
As Reg	LAURA	Portulaca (Portulaca)	24" H. x 24" dia.
★		INDICATED NATIVE SPECIES	

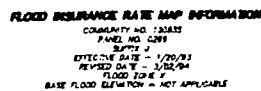
Shuttle 200 - Customer 20-01				
Vehicle Information		200-01		
Make/Model	Year/Type	Color	Seating (2)	Notes
Customer Name	200-01	200-01	200-01	200-01
Vehicle Description	200-01	200-01	200-01	200-01
Vehicle Color	200-01	200-01	200-01	200-01
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Vehicle Type	200-01	200-01	200-01	200-01
Vehicle Color	200-01</			

THE  
MUSEUM  
OF  
THE  
CITY OF  
NEW YORK  
AND  
THE  
HUNTER  
ROBERT  
AND  
LOUIS  
HUNTER  
LIBRARY



**THE**

[illegible][illegible]



**TITLE: MAP OF LAND :  
BOUNDARY &  
LOT 2, BLOCK 1,  
(PLAT BOOK 102,  
DADE COUNTY, FLORIDA)**

**DRAWN BY: WLD/RS**

**APPROVED BY: RSD**

**DATE: 9/24/78**

**SCALE: 1" = 30'**

**DRAWING NO.:  
SYNCHRONIC**

**SHEET  
NUMBER**

**1 OF 1**

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER \_\_\_\_\_

Legal description: Lot \_\_\_\_\_ Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
P.B. \_\_\_\_\_, Page \_\_\_\_\_, Development name Safeguard Storage  
Located at (address) \_\_\_\_\_

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

  
Professional Preparer's Signature

Seal:

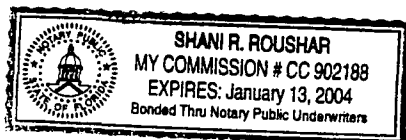
Andrew Witkin  
License #889

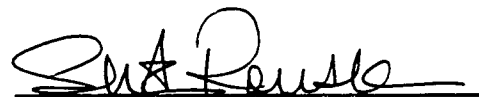
STATE OF FLORIDA  
COUNTY OF DADE

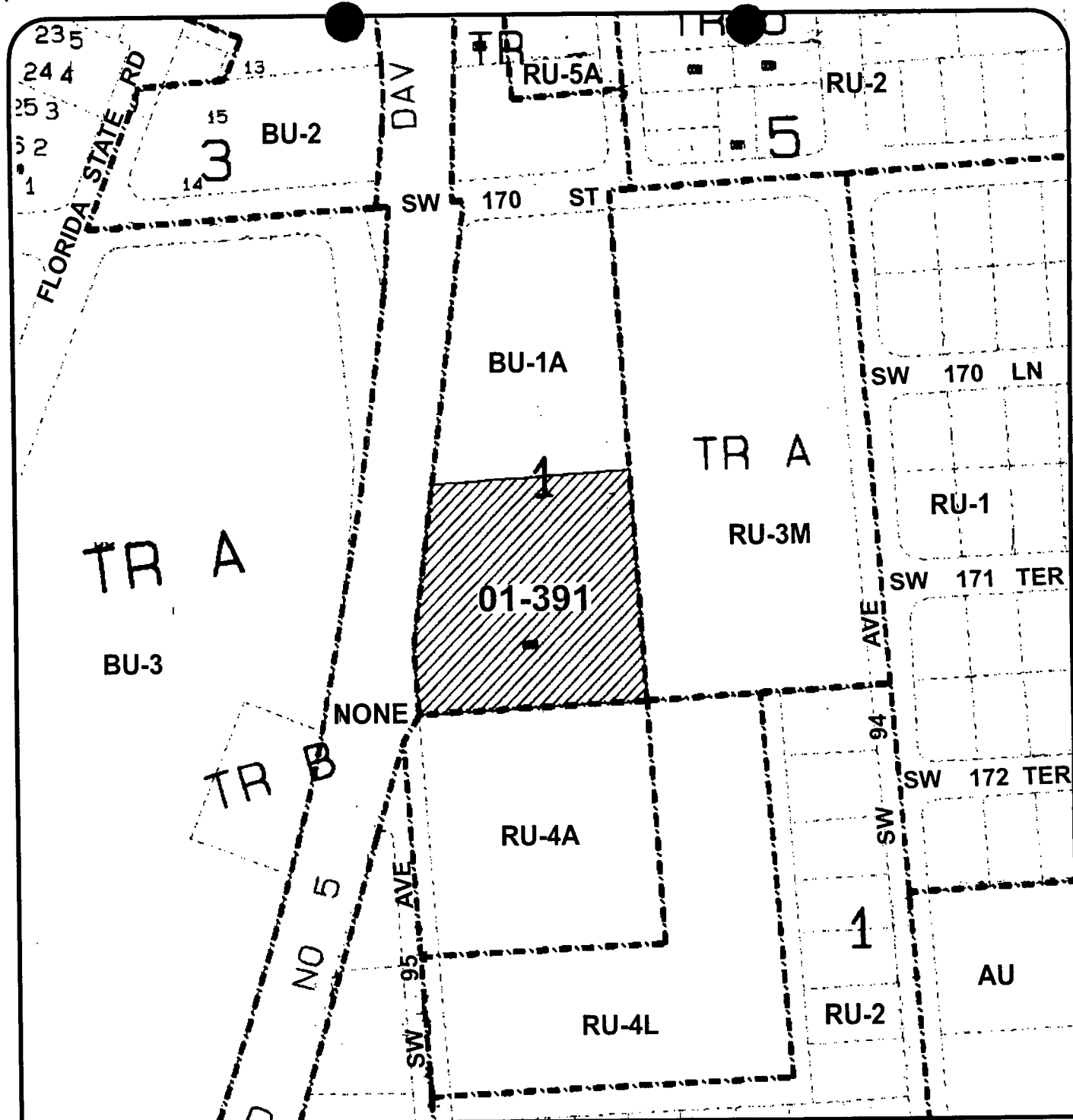
The foregoing instrument was acknowledged before me this 6 day of Nov., 2001, by *Andrew Witkin*, of *Witkin Design Group, Inc.*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this 6 day of Nov., 2001, in the County and State aforesaid, the date and year last aforesaid.

My commission expires:

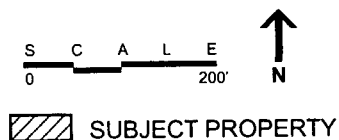


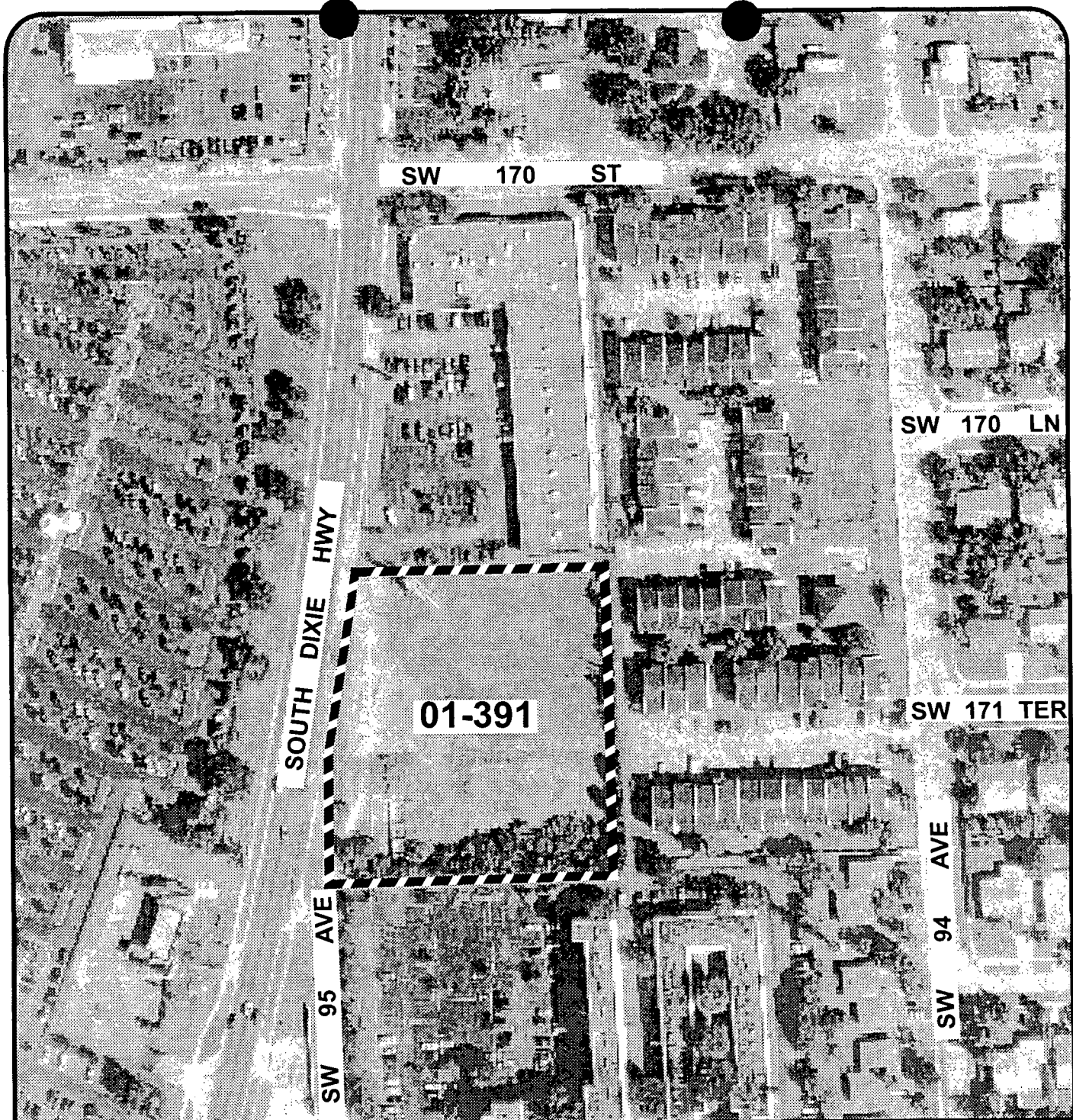
  
Shani Roushar  
Notary Public Signature



# MIAMI-DADE COUNTY HEARING MAP

Section: 33 Township: 55 Range: 40  
 Process Number: 01000391  
 Applicant: BLOOMLAND CORP. & GARCEN CORP.  
 District Number: 08  
 Zoning Board: C13  
 Drafter ID: DIONNE  
 Scale: 1:200'





**MIAMI-DADE COUNTY  
AERIAL**

Section: 33 Township: 55 Range: 40  
Process Number: 01000391  
Applicant: BLOOMLAND CORP. & GARCEN CORP.  
District Number: 08  
Zoning Board: C13  
Drafter ID: DIONNE  
Scale: NTS

S C A L E  
0 NTS



SUBJECT PROPERTY



**1. BLOOMLAND CORP. & GARCEN CORP.**  
**(Applicant)**

**02-1-CZ13-1 (01-391)**  
**Area 13/District 8**  
**Hearing Date: 1/23/02**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If yes, who are the interested parties?: Safeguard Storage Properties, LLC.

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1958	Henry Freeman	- Zone change from AU to BU-1A. - Special permit for retail plant nursery.	BA	Approved
1998	Reismant Reuitz	Variance on signs.	CZAB-13	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO KENDALL OFFICE

## ENFORCEMENT HISTORY

Bloomland Corp. & Garcen Corp.

Lying on the East side of S. Dixie  
Hwy. & North of Theoretical SW  
172 ST. F/K/A/ 17171 S. Dixie  
Hwy.

---

APPLICANT

---

ADDRESS

---

1/23/02

DATE

---

01-391

HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

12/24/2001

An inspection of the property revealed no current violations.  
No open or active cases.



**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 13**

**APPLICANT:** Bloomland Corp. & Garcen Corp.

**PH:** Z01-391 (02-1-CZ13-1)

**SECTION:** 33-55-40

**DATE:** January 23, 2002

**COMMISSION DISTRICT:** 8

**ITEM NO.:** 1

=====

**A. INTRODUCTION**

o **REQUESTS:**

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a proposed building with a height of 60' and 5 stories (45' and 4 stories permitted).
- (3) NON-USE VARIANCE OF FLOOR AREA RATIO REQUIREMENTS to permit a floor area ratio of .844 (.84 permitted).

Plans are on file and may be examined in the Zoning Department entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the applicant to develop the site with a self-service storage facility. The non-use variance requests will also allow a greater building height, an additional story, and a greater floor area ratio than permitted.

o **LOCATION:**

Lying on the east side of S. Dixie Highway and north of theoretical S.W. 172 Street F/K/A: 17171 S. Dixie Highway, Miami-Dade County, Florida.

o **SIZE:** 2.04 acres.

o **IMPACT:**

The approval of these requests will allow the applicant to provide a service to the community by operating a five story self-service storage facility. This application will bring additional traffic and noise into the neighborhood and the non-use variances will be intrusive to the surrounding area.

**B. ZONING HEARING HISTORY:**

In 1958, Resolution BA-11458-58 approved a zone change from AU to BU-1A and a Special Permit was also granted that allowed a retail plant nursery to operate on this site. In 1984, the Zoning Appeals Board (ZAB) granted a variance for signs on this site (4ZAB-392-84).

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-1A; vacant	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-1A; shopping center	Business and Office
SOUTH: RU-4A; 4-story apartment building	Business and Office
EAST: RU-3M; apartments	Residential, 2.6 to 6.0 du
WEST: BU-3; Auto Nation used car sales	Business and Office

The subject parcel is located on the east side of the northbound lane of South Dixie Highway in the Perrine area of south Miami-Dade County. This commercial area maintains a myriad of businesses ranging from used car sales lots to restaurants. There is residential development to the east and a four-story apartment complex to the south.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable*
Location of Buildings:	Acceptable*
Compatibility:	Acceptable*
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable *
Energy Considerations:	N/A

Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable*

\*Limited to four (4) stories in height and a maximum F.A.R. of 0.84.

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water and sewer, solid waste, disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	Pending
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. **ANALYSIS:**

The subject property is located on the east side of the northbound lane of South Dixie Highway and north of theoretical S.W. 172 Street and is the former location of Natureland Nursery. The plans submitted by the applicant depict a five story, 75,000 sq. ft. self-service storage building located on the southeast portion of the property with parking provided to the north and west of the proposed building. Ingress and egress is provided from South Dixie Highway. The plans depict a proposed 6' high CBS wall along the east and south property lines where the subject property abuts residentially zoned property and landscaping is provided throughout the site.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. At the time of this writing, comments from the Public Works Department had not been received. Therefore, their concerns, if any, could not be included in this recommendation. The Cutler Ridge District of the Miami-Dade Police Department serves this area. In October 2001, that District had an average emergency response time of 5.0 minutes.

This application will allow the applicant to provide a service to the community by operating a five-story self-service storage facility. The use proposed will be **consistent** with the Business and Office designation of this site by the Master Plan and will be **compatible** with other commercial ventures along South Dixie Highway. Staff supports the proposed site plan with modifications to reduce the height of the proposed building to 45' in height and four (4) stories in lieu of the proposed 60' height and five (5) stories. Staff is of the opinion that the proposed over height five (5) story building is too massive a structure for this site, would be visually intrusive and overwhelming to the surrounding area, and **incompatible** with same. Additionally, said five (5) stories could set a precedent for similar requests along this area of South Dixie Highway which would adversely impact the surrounding properties as well as this heavily traveled South Dixie Highway corridor. The reduced height to four (4) stories would also reduce the F.A.R. to comply with zoning requirements which will be less intrusive to the surrounding area than the F.A.R. proposed. In staff's opinion, the proposed development, as modified herein, will be **compatible** with the surrounding area and **consistent** with the Master Plan. When considering the necessity for and the reasonableness of the self-service storage facility proposed in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that the proposed self-service storage facility use as modified herein will not have an unfavorable effect on same, and will not be contrary to the public interest.

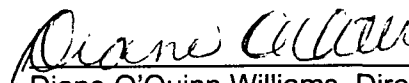
H. **RECOMMENDATION:**

Approval with conditions of Request #1 and denial without prejudice of the balance.

I. **CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Safeguard Storage," as prepared by Zamora & Assoc. and dated received November 7, 2001 and Landscape Plans, as prepared by Witkin Design Group entitled "Safeguard Storage," and dated received November 7, 2001; 7 pages of plans prepared by Kenneth R. Carlson, Architect, P.A. and dated 11/5/01 and "Map of Land Survey," as prepared by Charles E. Rossi, P.L.S., Inc. and dated 9/26/01, except as herein modified to limit the height of the building to 45' in height, a maximum of four stories, and to provide a maximum F.A.R. ratio of 0.84.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management as contained in their Memorandum pertaining to this application.
7. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their Memorandum pertaining to this application.
8. That the development be limited to a maximum height of 45' and four (4) stories.

**DATE INSPECTED:** 12/17/01  
**DATE TYPED:** 12/31/01  
**DATE REVISED:**  
**DATE FINALIZED:** 01/07/02  
DO'QW:AJT:MTF:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning

TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: November 30, 2001

SUBJECT: C-13 #Z2001000391  
Bloomland Corporation & Garcen  
Corporation  
17171 S. Dixie Highway  
SE to Permit a Self-Storage Facility  
and NUV of Height Requirements  
(BU-1A)(2.04 Ac.)  
33-55-14

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 220 feet from the site. Based on the proposed request, the subject property is within feasible distance for connection to the public sanitary sewer system; therefore, DERM shall require that any development on the site be connected to public sanitary sewers in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the underlying zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the existing zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water

Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z  
Maria T. Fojo, Zoning Evaluation-P&Z  
Greg Adkins, Planning Division-P&Z  
Lynn Talleda, Zoning Hearings- P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Bloomland Corp. & Garcen Corp.

This Department has no objections to this application subject to the following:

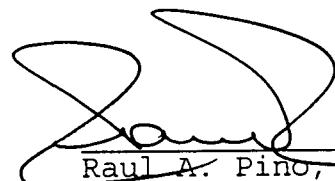
Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Driveway to US-1 must meet current F.D.O.T. access management requirements, contact the district office at 470-5367 for driveway and drainage permits.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **59 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-332	S. Dixie Hwy. s/o SW 152 Ave.	C	C
9866	SW 168 St. w/o SW 87 Ave.	D	D
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9868	SW 168 St. w/o US-1	B	B
F-1114	SW 186 St. w/o US-1	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
\_\_\_\_\_  
Raul A. Pino, P.L.S.

JAN. 08 2002

\_\_\_\_\_  
Date

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Bloomland Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
Muriel Revitz	100%
1309 De LA Garza Place, Villages, FL 32159	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME	
<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Bloomland Corporation

Signature: \_\_\_\_\_

(Applicant) Joseph B. Reisman, Esq.  
Attorney

Sworn to and subscribed before me,  
this 6 day of November, 2001

Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

(SEAL)



Virginia T Almaguer-Delacorda  
My Commission DD034284  
Expires June 17 2005

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Garcen Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Stephen H. Reisman</u>	<u>33.33%</u>
<u>1001 S. Alhambra, Coral Gables, FL 33146</u>	
<u>Sharon D. Marcus</u>	<u>33.33%</u>
<u>10025 SW 94th Ct., Miami, FL 33176</u>	
<u>Laura J. Dennis</u>	<u>33.33%</u>
<u>915 Chesterfield Dr., Lower Gwynedd, PA 19002</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Safeguard Storage Properties, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
Bruce C. Rech, Jr.	75%
111 Veterans Memorial Blvd., Ste 1150	
Metairie, LA 70005	
Jack A. Chaney	25%

Date of contract: 8/29/01

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Garcen Corporation

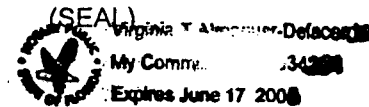
Signature: \_\_\_\_\_

*Joseph B. Reisman, Pres.*

(Applicant) \_\_\_\_\_

Joseph B. Reisman

Sworn to and subscribed before me,  
this 16 day of November, 2001



Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

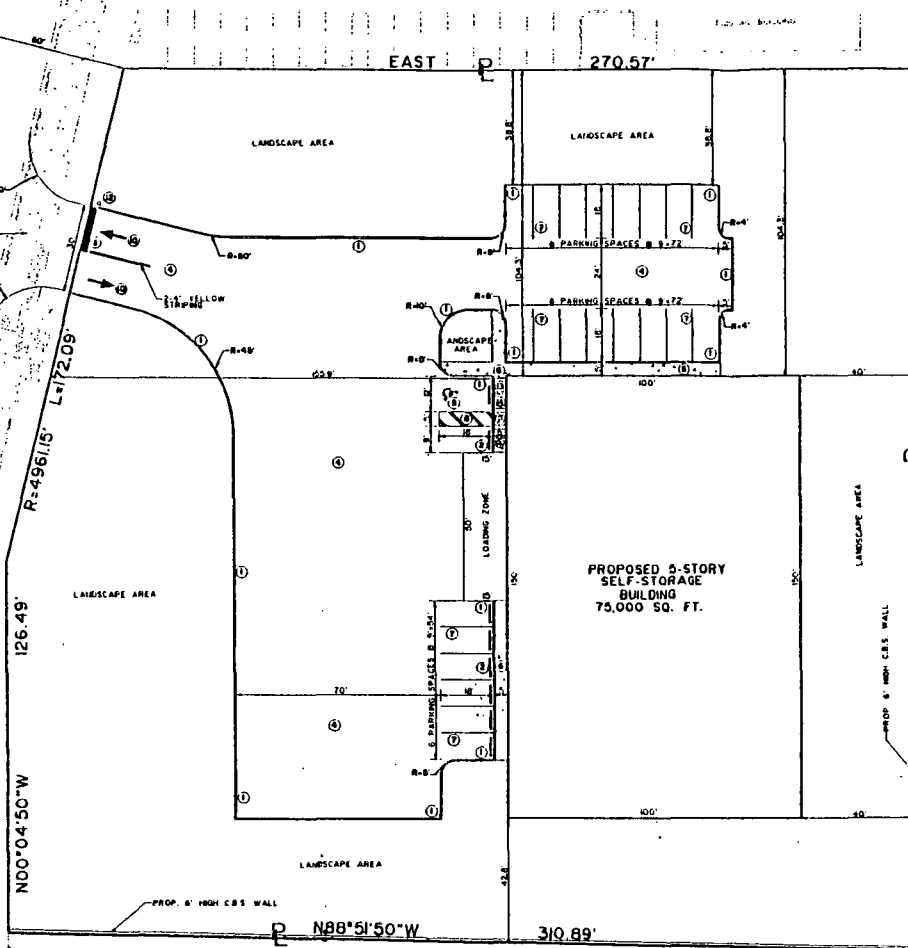
\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

# SITE PLAN



U.S. HIGHWAY NO. 1

S.W. 95th AVENUE



## ZONING LEGEND

Residential, Medium-Density Single-Family Dw.

USE TO BE PAID TO COUNTY FLOOD CRITERIA ELEVATION MAY BE ON AN ELEVATION NO LESS THAN THE HIGHEST APPROVED GROUND ELEVATION OF THE ROAD ADJACENT TO THE PROPERTY.

ARE ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DRAINAGE OF STORMWATER INTO LAKE OR CANAL.

LET WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DRAINAGE OF STORMWATER INTO ADJACENT PROPERTY. APPLICANTS WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

LOWEST FINISHED FLOOR ELEVATION (NO LOWEST BASEMENT)			
DISTRICT 10 - ELEVATION 8.00			
DITY FLOOD CRITERIA 1.00 FT. CORNER OF ROAD 1.00 FT.			
	CMH	SFM	OTHER
REQUIRED			
PROPOSED			

LOWEST FLOOR AS BUILT ELEVATION SHOWN IS REQUIRED TO BE MAINTAINED ANY IMPROVEMENTS ABOVE LOWEST FLOOR SHALL BE 6" MINIMUM ABOVE FINISHED GRADE

ANY APPLICABLE RESOLUTION

NOTE: In addition to the requirements of this permit, there may be additional conditions applicable to this property that may be found in the Public Records of this County, including but not limited to, Florida Statutes, Chapter 170.00

Applicant, all zoning with Ordinance No. 20-000000-0138 of the Metropolitan Dade County Code, prior to working construction.

Particular, upon parking lot, parking for two-storied or less under or other structures, will be signed as required by section 9-10 of the Metropolitan Dade County Code.

Landscape, all landscape areas will have a landscape plan.

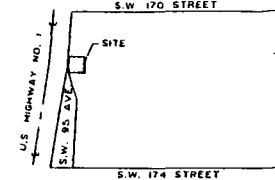
Note: All signs required in section 22 of Metropolitan Dade County Code are located from the plan and require separate plans, application and permits.

## LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "T" CURB & GUTTER
- PROP. TYPE "T" CURB & GUTTER
- ORANGE STRUCTURE NUMBER

## SCHEDULE NOTES

- NEW 6" TYPE "D" CURB
- WHEEL STOP/RAUPER
- EXISTING PAVEMENT LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- PAINTED STRIPING (DOUBLE)
- PAINTED WHITE STRIPING
- TYPICAL PAINTED "WHITE" HANDCAP SYMBOL
- PAINTED DIRECTIONAL ARROW
- 24" WIDE PAINTED WHITE STOP BAR
- STOP SIGN (R-4)
- TYPICAL "HANDCAP" SIGN
- HANDCAP RAMP



## LOCATION SKETCH

## SITE DATA

EDWARD DISTRICT, 8000  
RESOLUTION NO.  
LAND USE, COMMERCIAL  
USE, SELF SERVICE STORAGE  
STORIES, 5

LOT AREA (PROPOSED)  
Total Lot Area: 80,000 SQ. FT. ±  
Building Area (Proposed): 75,000 SQ. FT. ±  
Paved Area: 33,333 SQ. FT. ±  
Landscape Area: 46,667 SQ. FT. ±

PARKING SPACES  
Total Building Area: 75,000 SQ. FT.  
Parking Spaces Required: 1,000  
Total Required Spaces: 1,000

Parking Spaces Provided: 1,000  
Total Required Spaces: 1,000

Flood Zone: X  
Flood Zone Elevation: 8.00 FT.

Building Elevation: 8.00 FT.  
Flood Zone: X  
Flood Zone Elevation: 8.00 FT.

Flood Area Rating: 1.00  
First Floor: 8,000 SQ. FT. ±  
Second Floor: 8,000 SQ. FT. ±  
Third Floor: 8,000 SQ. FT. ±  
Fourth Floor: 8,000 SQ. FT. ±  
Fifth Floor: 8,000 SQ. FT. ±  
Total: 40,000 SQ. FT. ±

Water Service: 12" Water Main  
Sewer Service: 12" Sewer Main  
Garage: 12" Gas Main

LEGAL DESCRIPTION  
LOT 2, IN BLOCK 2 OF 170 CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 06, AT PAGE 27, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

NOTES:  
1. BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CHARLES E. BROWN, P.L.S., INC., DATED 8/26/00  
2. ELEVATIONS ARE BASED UPON M.S.L. DATUM OF 1985  
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK  
4. ANY APPLICANT BACKUP/ANCHORS IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK  
5. THE CONTRACTOR SHALL RESUME ALL AREAS RETURNED BY THE CONTRACTOR TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING  
6. CONTRACTOR SHALL ADJUST ANY UTILITY LOSS AND/OR COVER IN PROJECT AREA TO THE FINISHED GRADE.

REVISIONS:

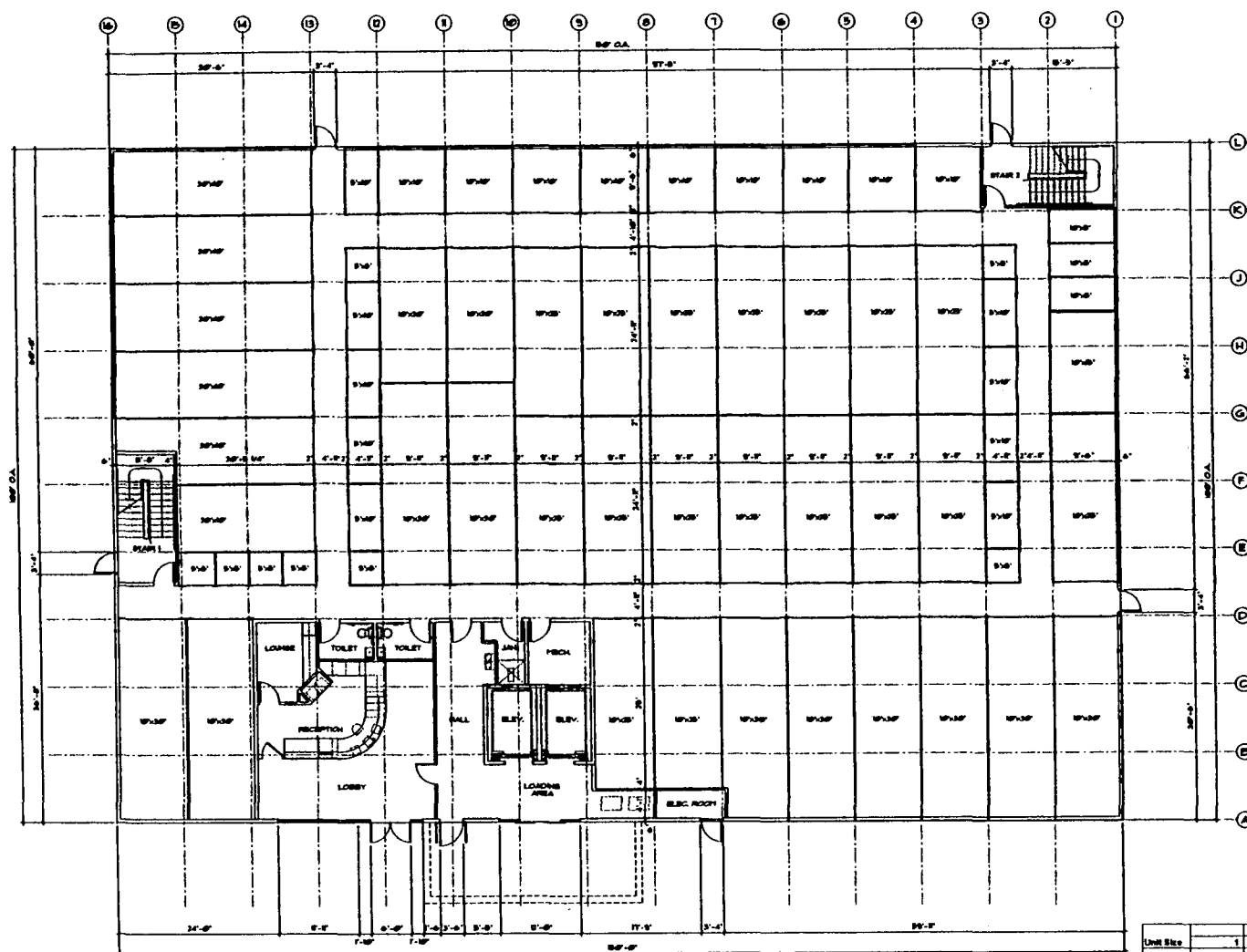
ZAMORA & ASSOCIATES, INC.  
ENGINEERING & LAND PLANNING  
302 MIAMI, FLORIDA 33176  
407.547.7000

PROJECT: OWNER:  
SAFEQUARD STORAGE PROPERTIES, LLC  
111 VETERANS MEMORIAL BLVD, SUITE 1160  
MIAMI, FLORIDA 33137 305.5173-0365

SCALE: 1" = 20'  
DATE: 10/18/20  
DRAWN BY: JU  
CHECKED BY: GJ  
PROJECT NO.: 2001-6  
SHEET NO.: C-1

201-391

DD



1 GROUND FLOOR PLAN  
A4.0



Unit Size	Floor					Total Units
	1	2	3	4	5	
25	5	11	15	47	16	86
60	12	25	26	19	29	111
75	0	21	2	25	42	80
100	9	18	26	27	27	107
150	1	10	30	10	5	56
200	3	13	10	11	10	47
250	17	9	0	0	0	26
300	15	0	0	0	0	15
175	0	0	1	1	0	2
Area	65	107	110	140	131	553

SAFETY SELF STORAGE

1771 SE  
HAWTHORNE, FL 33426

KENNETH R. CARLSON - ARCHITECT, P.A.

ONE WEST CAMINO REAL, SUITE 210  
BOCA RATON, FLORIDA  
PH: (561) 368-1776 FAX: (561) 368-6716

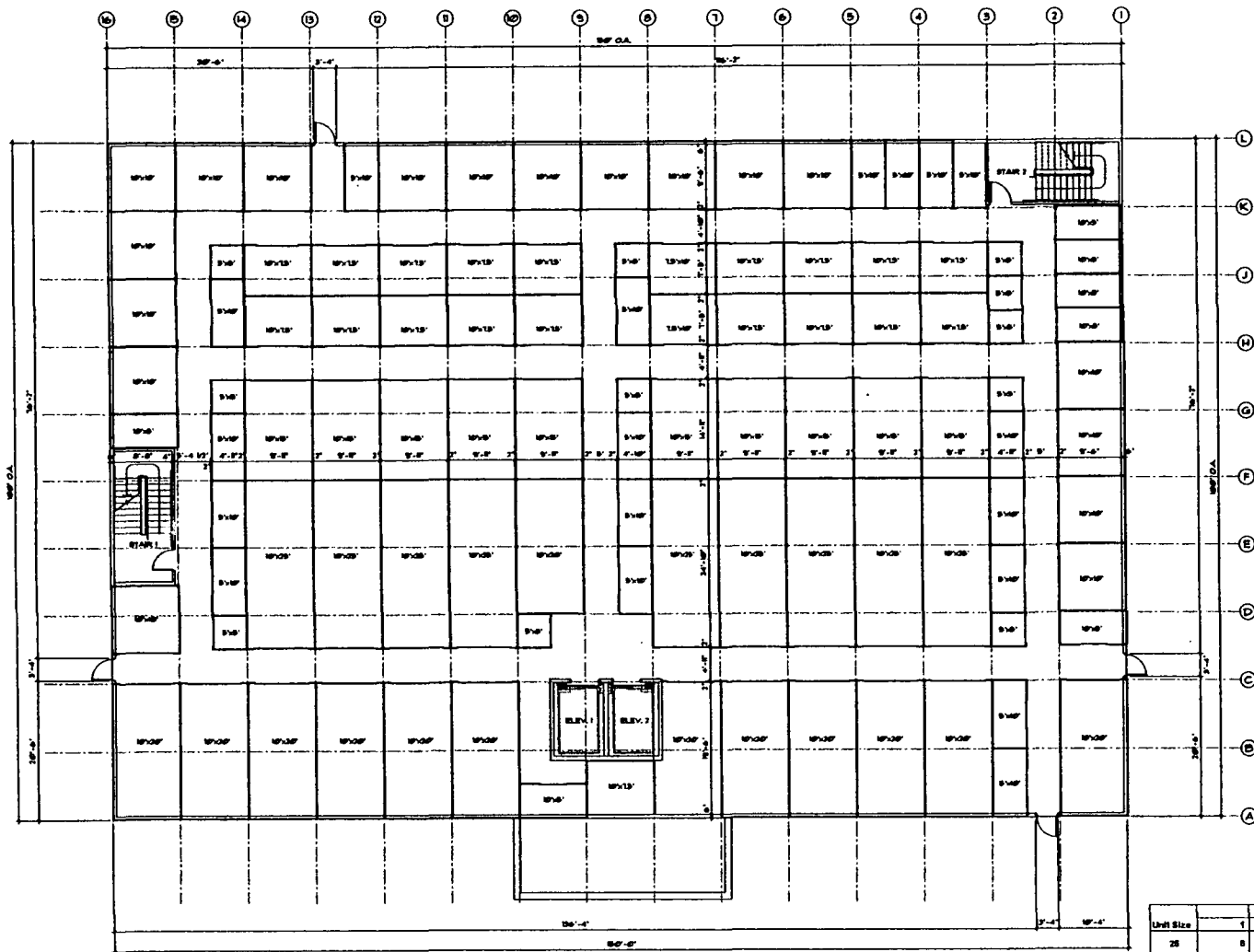
DESIGNED BY: KRC  
CHECKED BY: KRC  
DATE: 11/11/01  
SCALE: 1/8"=1'-0"  
PROJECT: 11-001  
C.R. CARLSON, P.A.

SHEET 01

A4.0

PAGE 01





1 SECOND FLOOR PLAN  
A4.1



Unit Size	Floor					Total Units
	1	2	3	4	5	
25	8	11	15	47	18	99
30	12	25	26	18	29	111
75	0	21	2	25	42	90
100	9	18	26	27	27	107
150	1	10	30	10	5	56
200	3	13	10	11	10	47
250	17	9	0	0	0	26
300	15	0	0	0	0	15
175	0	0	1	1	0	2
Area	85	107	110	140	131	553

SAVED SELF STORAGE  
17111 S.W. 8th HWY  
MIAMI, FL 33156

KENNETH R. CARLSON - ARCHITECT, P.A.

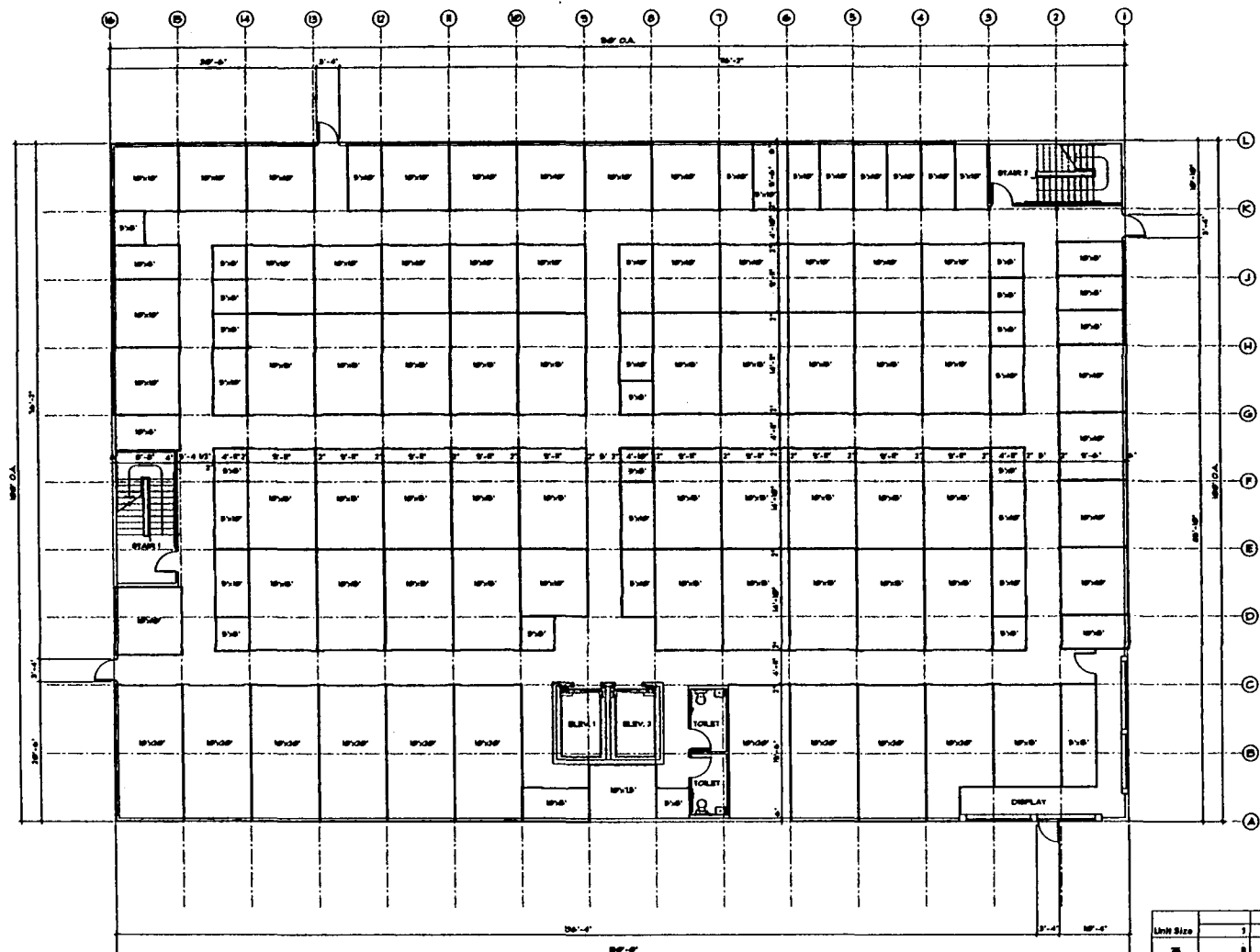
ONE WEST CAMINO REAL, SUITE 210  
BOCA RATON, FLORIDA  
PH: (561) 348-1133 FAX: (561) 348-4516

Drawn by: J.A.M.  
Checked by: J.E.T.  
Date: 10/01/01  
Scale: 1/8" = 1'-0"  
Project: 101  
C.D. 001 P.L.

SHEET 01

A4.1

PAGE 01



THIRD FLOOR PLAN  
1/16" = 1'-0"



Unit Size	Floor					Total Units
	1	2	3	4	5	
35	9	11	15	47	18	89
60	12	25	26	18	29	111
75	0	21	2	25	42	80
100	9	18	26	27	27	107
120	1	10	30	10	5	56
200	3	13	10	11	10	47
250	17	9	0	0	0	26
300	15	0	0	0	0	15
175	0	0	1	1	0	2
Area	85	107	110	140	131	553

SAFETY SELF STORAGE

1711 SOL

PLAZA

8 HIGHWAY

KENNETH R. CARLSON - ARCHITECT, P.A.

ONE WEST CANYON NEAL SUITE 210

BOCA RATON, FLORIDA

PH (561) 368-1178 FAX (561) 368-6716

DESIGNED BY: K.R.C.

CHECKED BY: J.S.T.

DATE: 11/11/01

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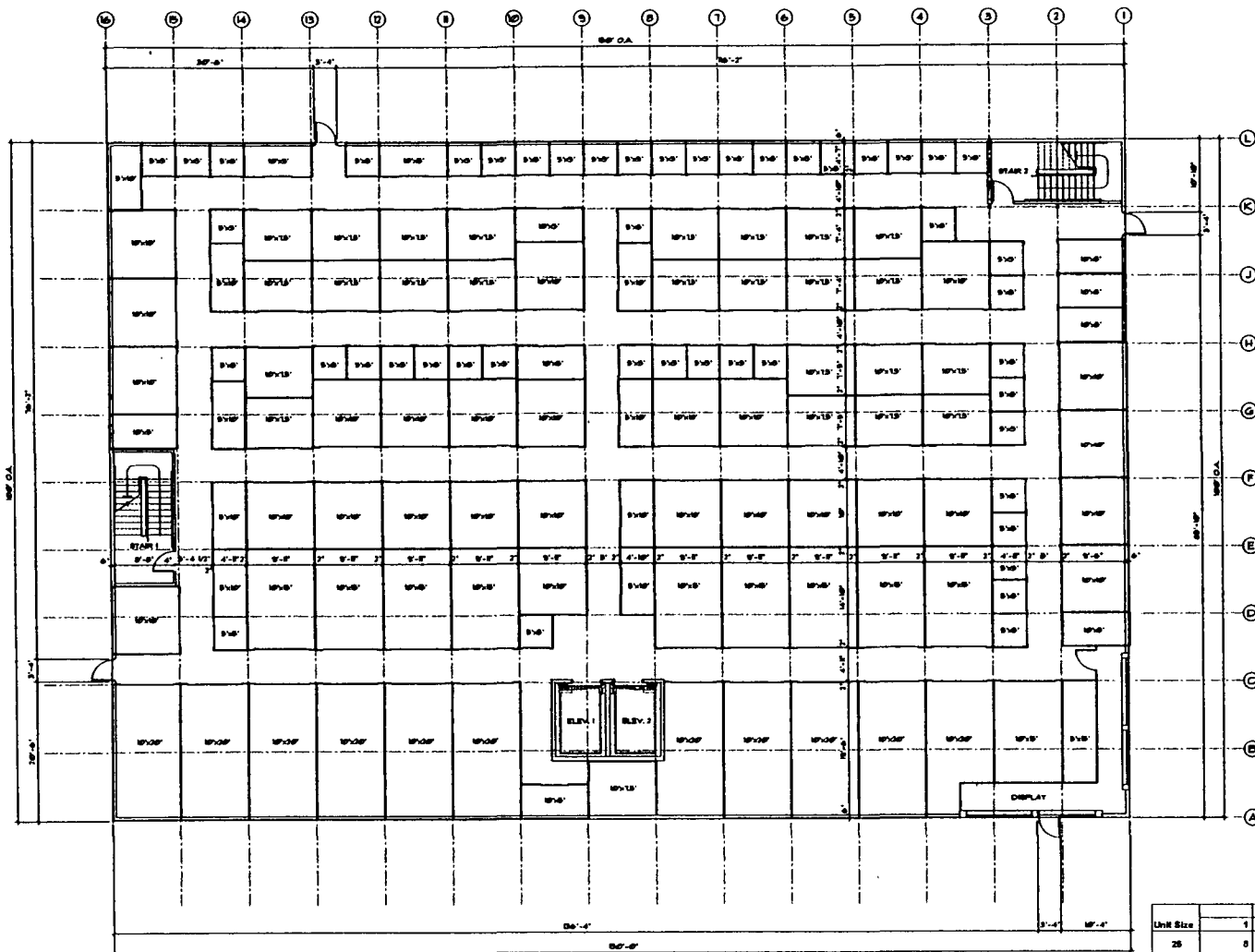
PROJECT: 11-001

CAD: D.M.P.

Sheet

A4.2

PAGE 01



1  
A4.3  
FOURTH FLOOR PLAN  
10'x11'-0"



Unit Size	Floor					Total Units
	1	2	3	4	5	
25	8	11	15	47	18	99
80	12	25	26	19	28	111
75	0	21	2	25	42	90
100	9	18	26	27	27	107
180	1	10	30	10	5	56
200	3	13	10	11	10	47
250	17	9	0	0	0	26
300	15	0	0	0	0	15
175	0	0	1	1	0	2
Area	65	107	110	140	131	553

SAFARI™ SELF STORAGE  
1711 SO. B. HIGHWAY  
MIAMI, FL 33146

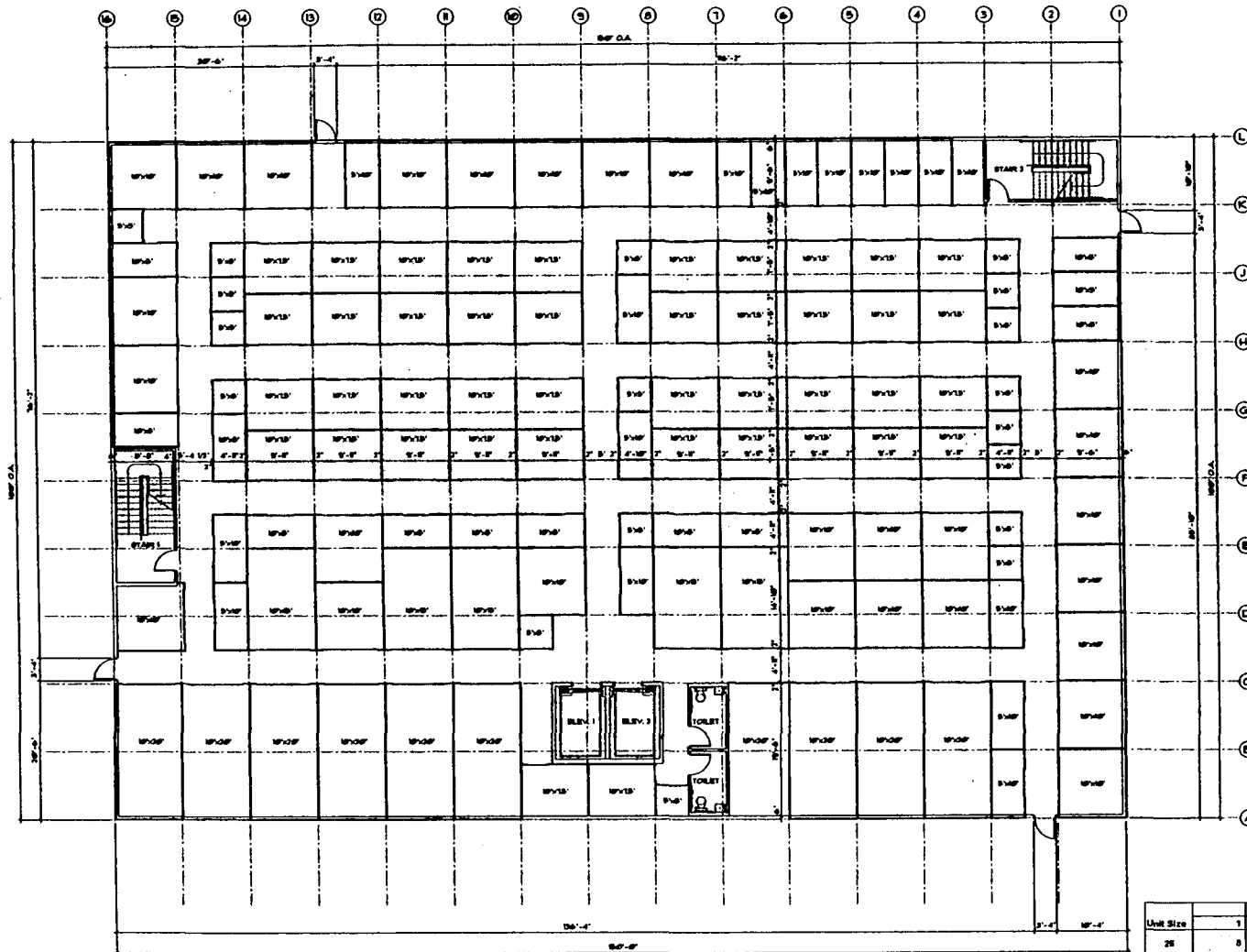
KENNETH R. CARLSON - ARCHITECT, P.A.  
ONE WEST CARPINO REAL SUITE 210  
BOCA RATON, FLORIDA  
PH: (561) 348-1138 FAX: (561) 348-6716

REVISIONS  
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OWNER: SA, INC.  
DESIGNED BY: J.T.  
DATE: 10/01/00  
SCALE: 1/4" = 1'-0"  
PROJECT: 1001  
LAD: 1001

1001

A4.3  
PAGE 01



**FIFTH FLOOR PLAN**  
A4.4



Unit Size	Floor					Total Units
	1	2	3	4	5	
26	8	11	15	47	16	96
80	12	25	26	19	26	111
78	0	21	2	25	42	80
106	9	18	26	27	27	107
186	1	10	30	10	5	56
206	3	13	10	11	10	47
206	17	8	0	0	0	25
206	15	0	0	0	0	16
178	0	0	1	1	0	2
Area	80	107	110	140	131	553

SAPPHIRE SELF STORAGE  
1111 DO  
FLORIDA, FL 33401

KENNETH R. CARLSON - ARCHITECT, P.A.  
ONE WEST CANYON REAL SUITE 210  
BOCA RATON, FLORIDA  
PH: (561) 368-1158 FAX: (561) 368-8716

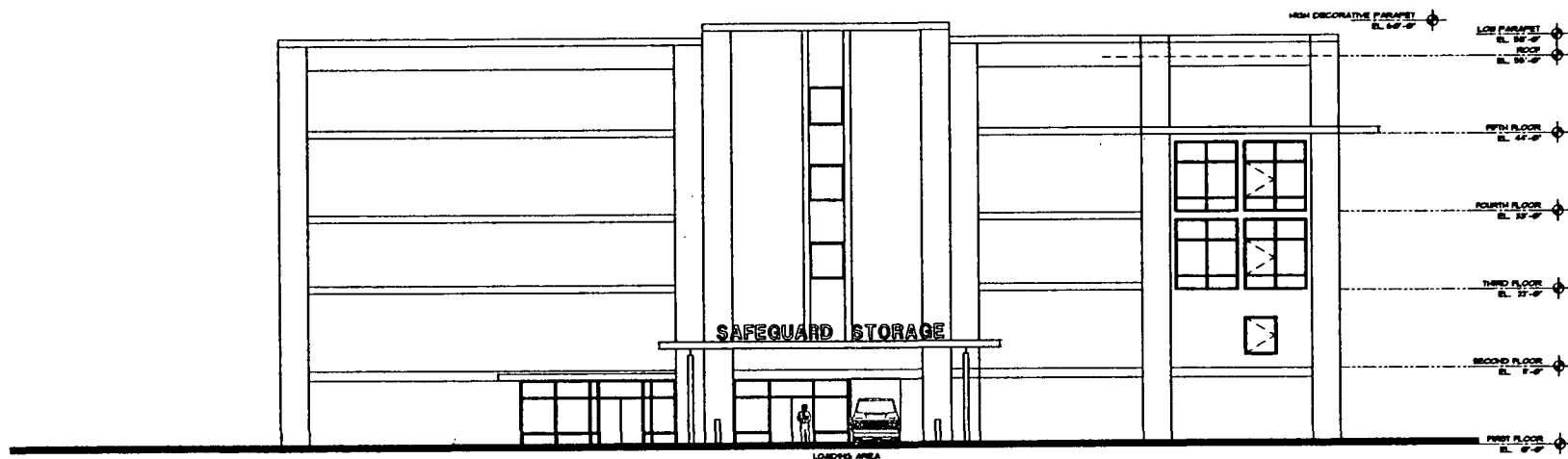
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CADD FILE: A4.4

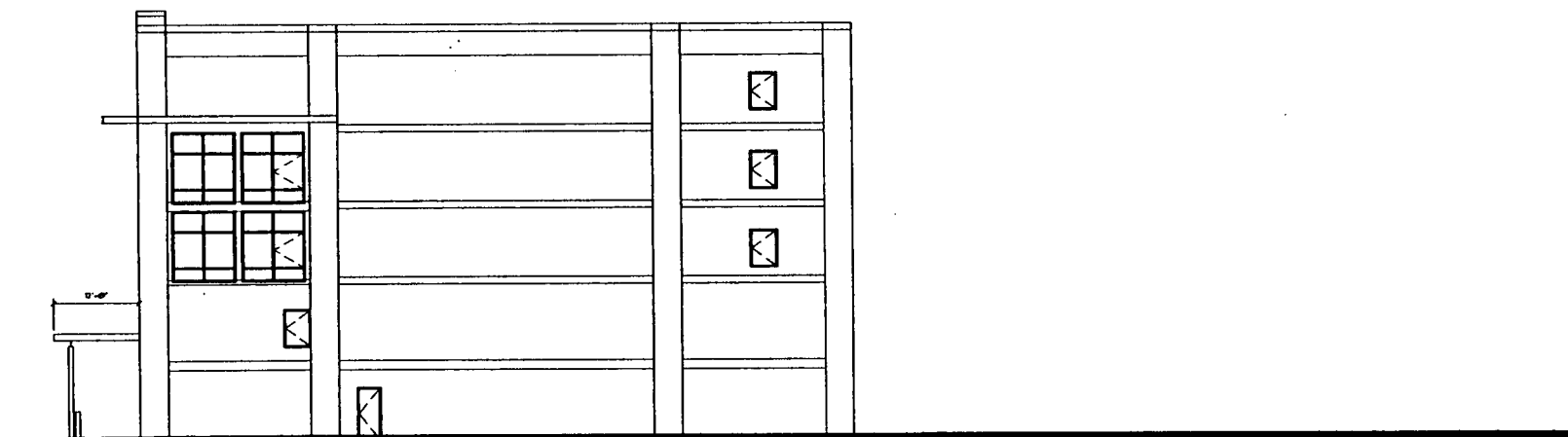
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A4.4  
PAGE 01

23



1 WEST ELEVATION  
A5.0



2 SOUTH ELEVATION  
A5.0

SAFE GUARD SELF STORAGE

2 HIGHWAY

11111 SO.  
MIAMI, FL.

KENNETH R. CARLSON - ARCHITECT, P.A.

ONE WEST CARLSON REAL SUITE 218  
BOCA RATON, FLORIDA  
PH: (561) 368-1113 FAX: (561) 368-4716

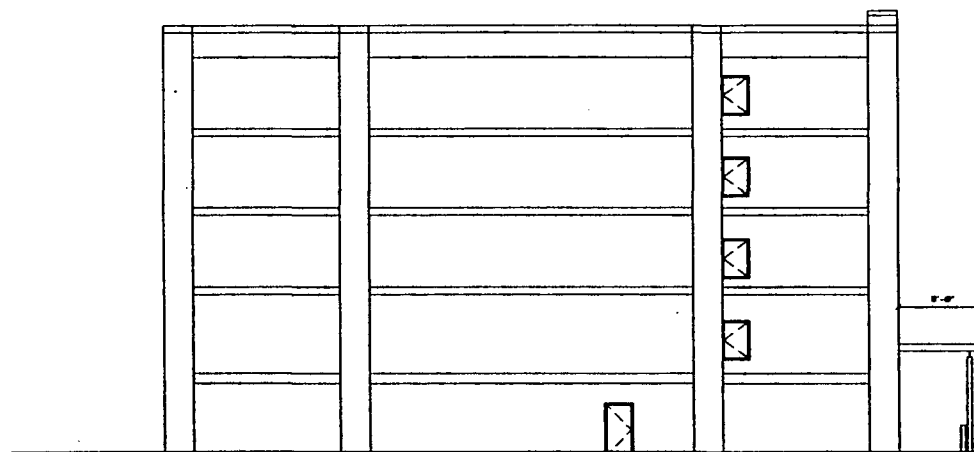
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BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DESIGN BY: SA, DL  
CHECKED BY: PL, ST  
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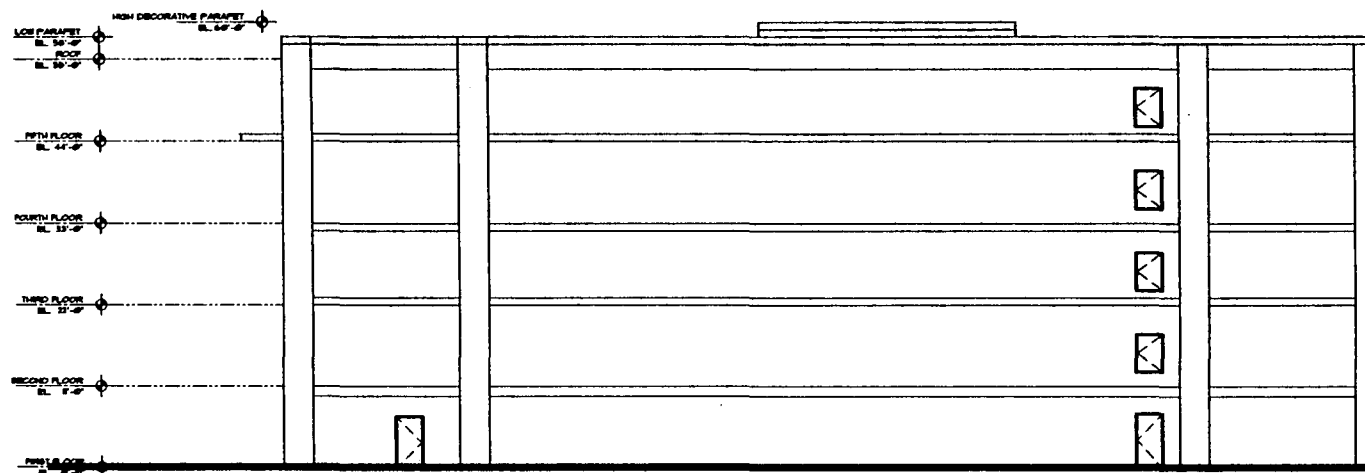
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A5.0

PAGE



1 NORTH ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"

SAPICUAP SELF STORAGE  
1711 E. 1<sup>ST</sup> HIGHWAY  
PLANT, FL.

KENNETH R. CARLSON - ARCHITECT, P.A.  
ONE WEST CANYON NEAL SUITE 210  
BOCA RATON, FLORIDA  
PH: (561) 368-1118 FAX: (561) 368-0716

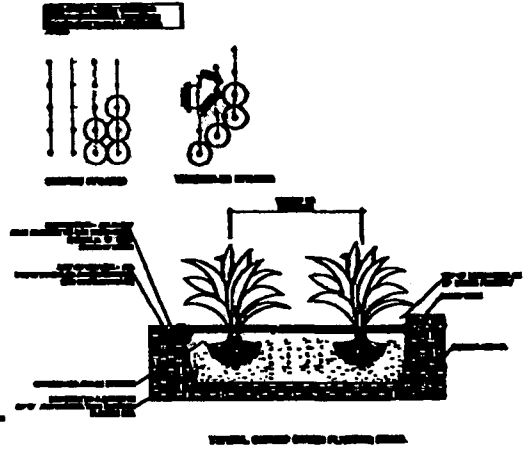
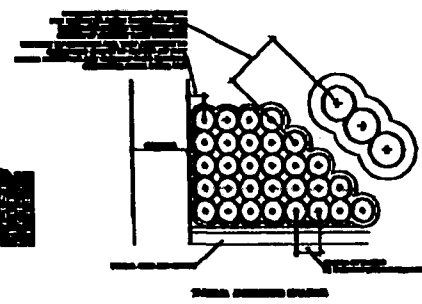
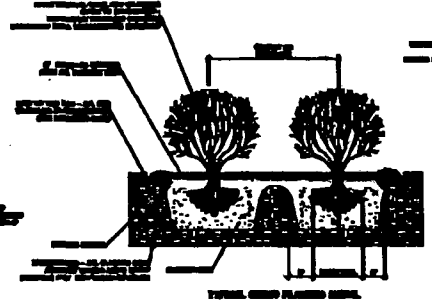
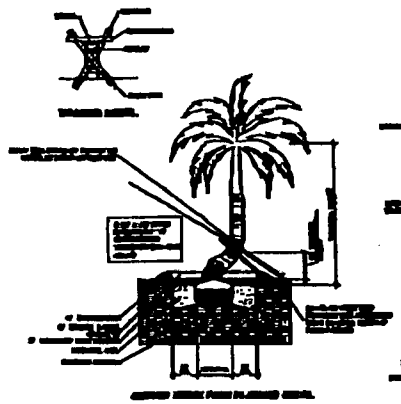
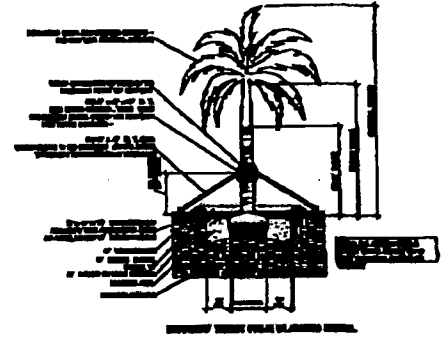
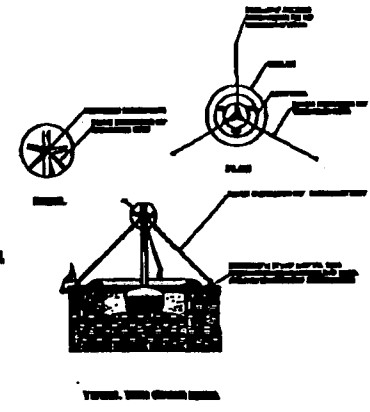
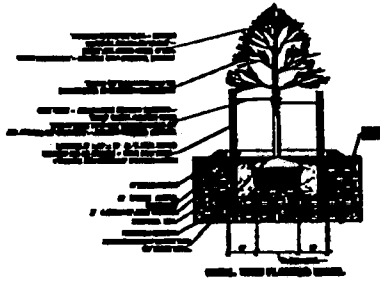
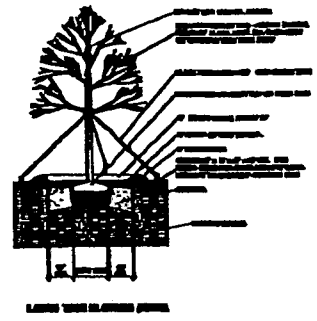
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DATE: 11/11/03  
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PROJECT: 1118  
COP: 1118 PLS

SHEET 24

A5.1

PAGE 24





**INSTALLATION**

One person should be responsible for the installation of the container.

1. The container should be placed on a flat, level surface.

2. The container should be filled with soil to the top of the drainage layer.

3. The container should be filled with soil to the top of the filter layer.

4. The container should be filled with soil to the top of the container.

5. The container should be filled with soil to the top of the container.

6. The container should be filled with soil to the top of the container.

7. The container should be filled with soil to the top of the container.

8. The container should be filled with soil to the top of the container.

9. The container should be filled with soil to the top of the container.

10. The container should be filled with soil to the top of the container.

**MAINTENANCE**

One person should be responsible for the maintenance of the container.

1. The container should be checked for water level at least once a week.

2. The container should be checked for soil level at least once a week.

3. The container should be checked for plant health at least once a week.

4. The container should be checked for drainage at least once a week.

5. The container should be checked for filter layer at least once a week.

6. The container should be checked for container at least once a week.

7. The container should be checked for container at least once a week.

8. The container should be checked for container at least once a week.

9. The container should be checked for container at least once a week.

10. The container should be checked for container at least once a week.

Safeguard Storage  
12110 Ave  
Brentwood







PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER \_\_\_\_\_

Legal description: Lot \_\_\_\_\_ Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
P.B. \_\_\_\_\_, Page \_\_\_\_\_, Development name Safeguard Storage  
Located at (address) \_\_\_\_\_

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

  
Professional Preparer's Signature

Seal:

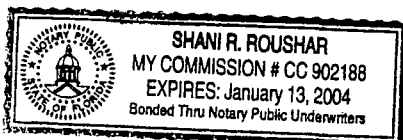
Andrew Witkin  
License #889

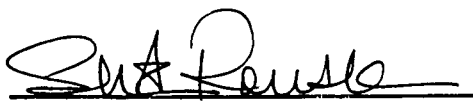
STATE OF FLORIDA  
COUNTY OF DADE

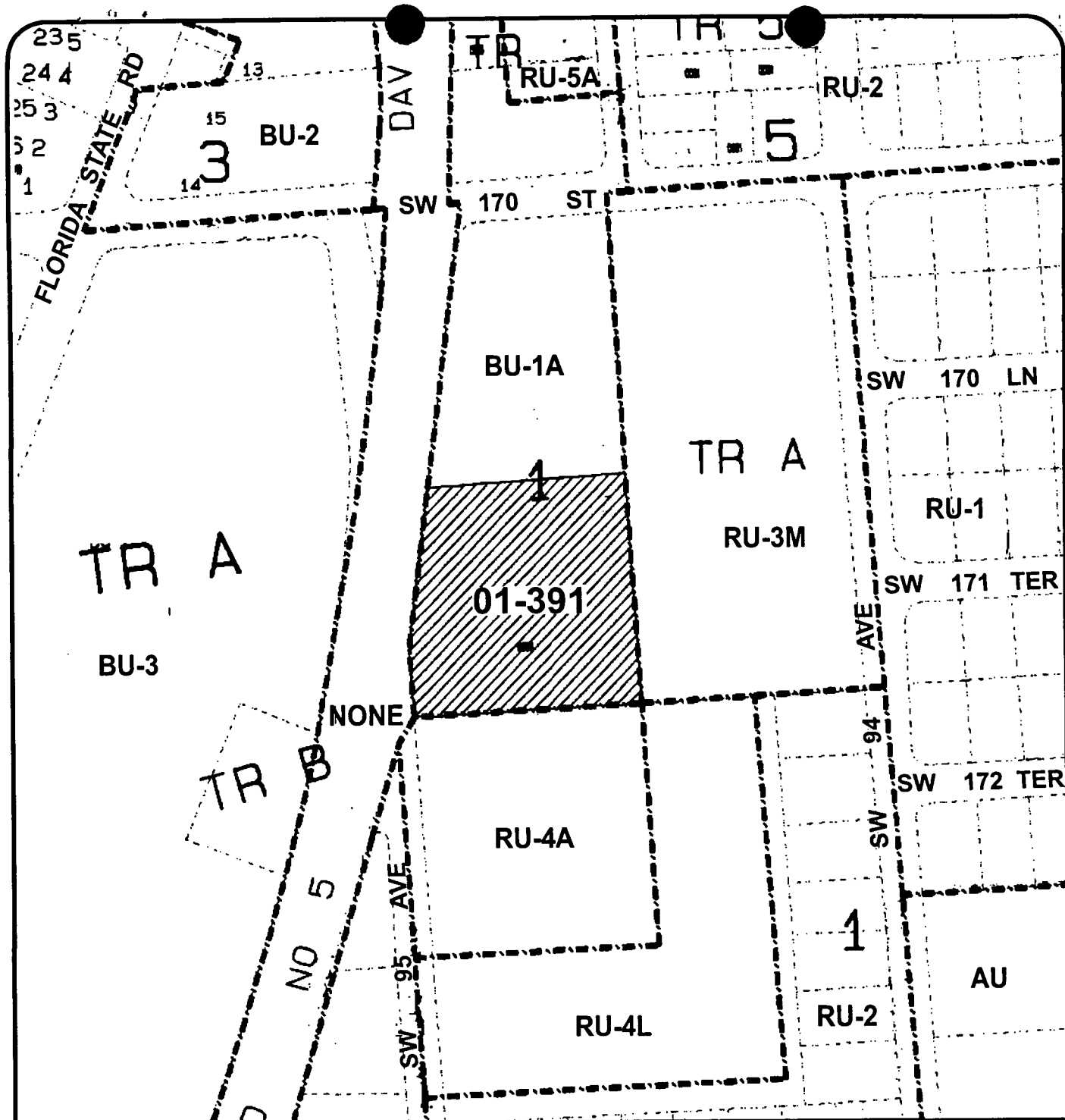
The foregoing instrument was acknowledged before me this 6 day of Nov., 2001, by Andrew Witkin, of Witkin Design Group, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this 6 day of Nov., 2001, in the County and State aforesaid, the date and year last aforesaid.

My commission expires:



  
Shani Roushar  
Notary Public Signature



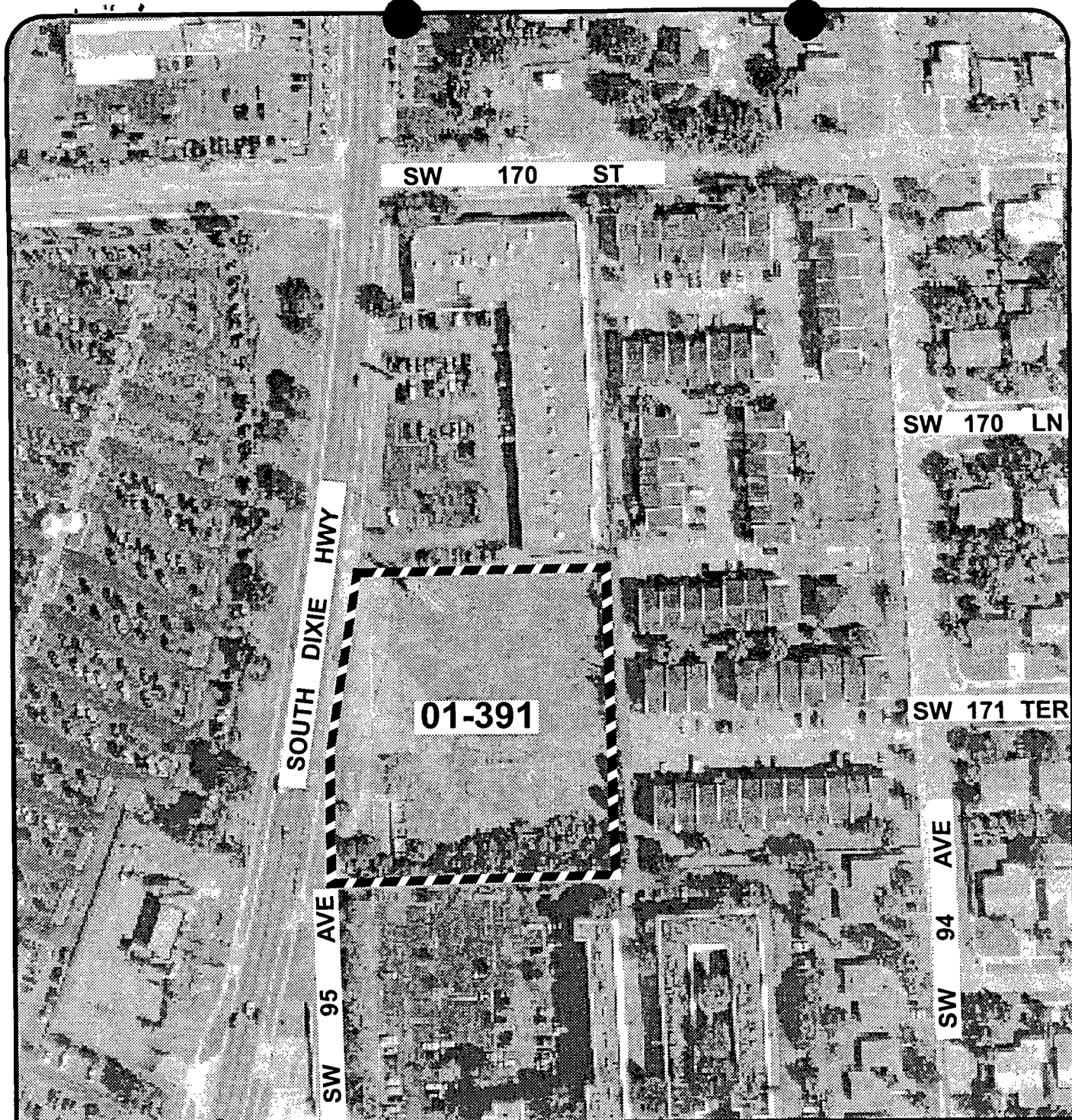
# MIAMI-DADE COUNTY HEARING MAP

Section: 33 Township: 55 Range: 40  
 Process Number: 01000391  
 Applicant: BLOOMLAND CORP. & GARCEN CORP.  
 District Number: 12  
 Zoning Board: C10  
 Drafter ID: DIONNE  
 Scale: 1:200'

S C A L E  
 0 200'



 SUBJECT PROPERTY



**MIAMI-DADE COUNTY  
AERIAL**

Section: 33 Township: 55 Range: 40  
Process Number: 01000391  
Applicant: BLOOMLAND CORP. & GARCEN CORP.  
District Number: 12  
Zoning Board: C10  
Drafter ID: DIONNE  
Scale: NTS

S C A L E  
0 NTS



SUBJECT PROPERTY





## MEMORANDUM

**TO:** Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

**FROM:** *[Signature]*  
Danny Alvarez, Director  
Miami-Dade Transit

**DATE:** October 25, 2001

**SUBJECT:** FY02 Blanket  
Concurrency Approval  
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approve concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2001 to September 30, 2002, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDTA, Transit System Development Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: A. Rodriguez  
M. G. Garcia



# MEMORANDUM

ST 00-17A MIAMI DADE COUNTY ME

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



# MEMORANDUM

107.07-17A METRO.DADE/IGSAMAT MGT

TO: Guillermo E. Olmedillo  
Director  
Department of Planning and Zoning

DATE: September 22, 2000  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

## Attachment

cc: Steve Spratt, Senior Assistant to the County Manager  
Jim Bostic, Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM  
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCE RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WTF1	WTF2	Total (1)-(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
W/O 100,000 to WTF1		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (w less 4 m tons)
Year					
Base Capacity		3,150,000	9,148,000	3,943,000	4,748,000
2000		3,003,000	8,825,000	3,671,000	4,425,000
2001		2,865,000	8,595,000	3,407,000	4,195,000
2002		2,727,000	8,365,000	3,143,000	3,965,000
2003		2,589,000	8,135,000	2,779,000	3,735,000
2004		2,451,000	7,905,000	2,415,000	3,505,000
2005		2,313,000	7,675,000	2,051,000	3,275,000
2006		2,175,000	7,445,000	1,687,000	3,045,000
2007		2,037,000	7,215,000	1,323,000	2,815,000
2008		1,899,000	6,985,000	959,000	2,585,000
2009		1,761,000	6,755,000	595,000	2,355,000
2010		1,623,000	6,525,000	231,000	2,125,000
2011		1,485,000	6,295,000	0	1,895,000
2012		1,347,000	6,065,000	0	1,665,000
2013		1,209,000	5,835,000	0	1,435,000
2014		1,071,000	5,605,000	0	1,205,000
2015		933,000	5,375,000	0	975,000
2016		795,000	5,145,000	0	745,000
2017		657,000	4,915,000	0	515,000
2018		519,000	4,685,000	0	285,000
2019		381,000	4,455,000	0	55,000
2020		243,000	4,225,000	0	-175,000
2021		105,000	3,995,000	0	-405,000
2022		0	3,732,000	0	-668,000
2023		0	3,384,000	0	-1,038,000
2024		0	2,996,000	0	-1,404,000
2025		0	2,628,000	0	-1,772,000
2026		0	2,260,000	0	-2,140,000
2027		0	1,892,000	0	-2,508,000
2028		0	1,524,000	0	-2,876,000
2029		0	1,156,000	0	-3,244,000
2030		0	788,000	0	-3,612,000
2031		0	420,000	0	-3,980,000
2032		0	52,000	0	-4,348,000
2033		0	-316,000	0	-4,716,000
2034		0	-684,000	0	-5,084,000
2035		0	-1,052,000	0	-5,452,000
2036		0	-1,420,000	0	-5,820,000
2037		0	-1,788,000	0	-6,188,000
2038		0	-2,156,000	0	-6,556,000
2039		0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

\*Ashfill capacity includes cell 17-20. Cells 19-20 have not been constructed.  
\*\*South Dade includes cells 3, 4 and 5. Cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.  
\*\*\*North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported.  
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999.



## MEMORANDUM

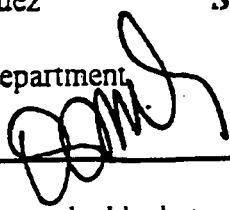
**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** September 5, 2001

**FROM:** Vivian Donnell Rodriguez  
Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

WHG



This memorandum updates the blanket concurrency approval memo of July 20, 2000. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid for one year. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Dr. Barbara Falsey, Chief, Planning and Research Division, PARD

AS PER HELEN BROWN: EXP. DATE ON THIS MEMO  
IS 7-20-02  
W

## 2001 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	59,261	513,718	1,412.70	1,198.25	702.34	85.32	1,985.91	573.21	1.405
2	495,397	56,175	551,572	1,516.82	1,598.06	508.33	139.79	2,246.18	729.36	1.480
3	136,815	17,315	154,130	423.86	578.93	177.20	6.90	763.03	339.17	1.800
T:	1,086,669	132,751	1,219,420	3,353.38	3,375.24	1,387.87	232.01	4,995.12	1,641.74	1.561